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The North Pickering Project

COMMUNITY DESIGN

review of possible
demographic profiles
for the future residents
of the new community



Ministry of
Housing

Ontario

plantown
consultants limited

BACKGROUND
PAPER 4

This report was prepared as background material in the planning of the North Pickering Planning Area and does not necessarily constitute a recommendation of the Ministry of Housing nor approval of the Government of Ontario.

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on:

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JUNE 1974

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1.0 INTRODUCTION

It is possible to forecast demographic characteristics of existing urban centres on the basis of past trends tempered by prognostications as to how they are likely to vary in the future. In the case of a new community, however, forecasts are best based on an examination of other comparative areas in keeping with some broad objective to be achieved.

One of the objectives for the proposed new community at North Pickering is to accommodate a population with a rich diversity of characteristics not unlike those in the country as a whole, the Province of Ontario or heterogenous urban centres.

2.0 METHODOLOGY

To gain insights into prevailing characteristics existing and historical data were examined for the following areas:

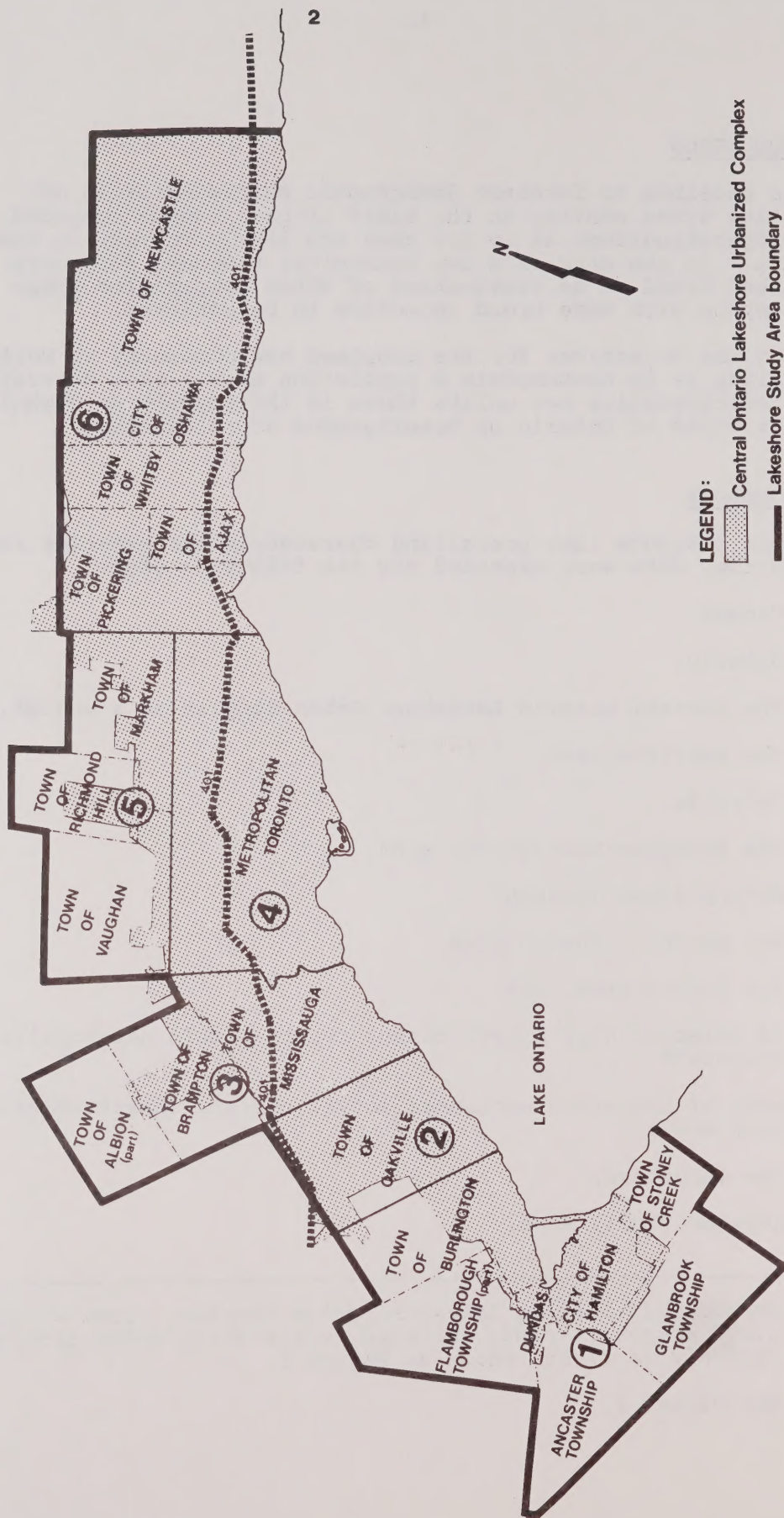
1. Canada,
2. Ontario,
3. The Central Ontario Lakeshore Urban Complex as a whole*,
4. the Hamilton area,
5. Oakville,
6. the Brampton-Mississauga area,
7. Metropolitan Toronto,
8. the markham-Vaughan area,
9. the Oshawa area, and
10. 14 selected high growth census tracts within Metropolitan Toronto**.

For each of the areas mentioned above, the six characteristics examined were:

1. Age structure,
2. Average family size,

* The Central Ontario Lakeshore Urban Complex, (Item 3) and its 6 component parts included in the demographic analysis (Items 4 to 9) are shown on Figure 1.

** See Figure 2.



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


-  Central Ontario Lakeshore Urbanized Complex
-  Lakeshore Study Area boundary
-  District Number

Figure 1: Areas Covered by Demographic Studies

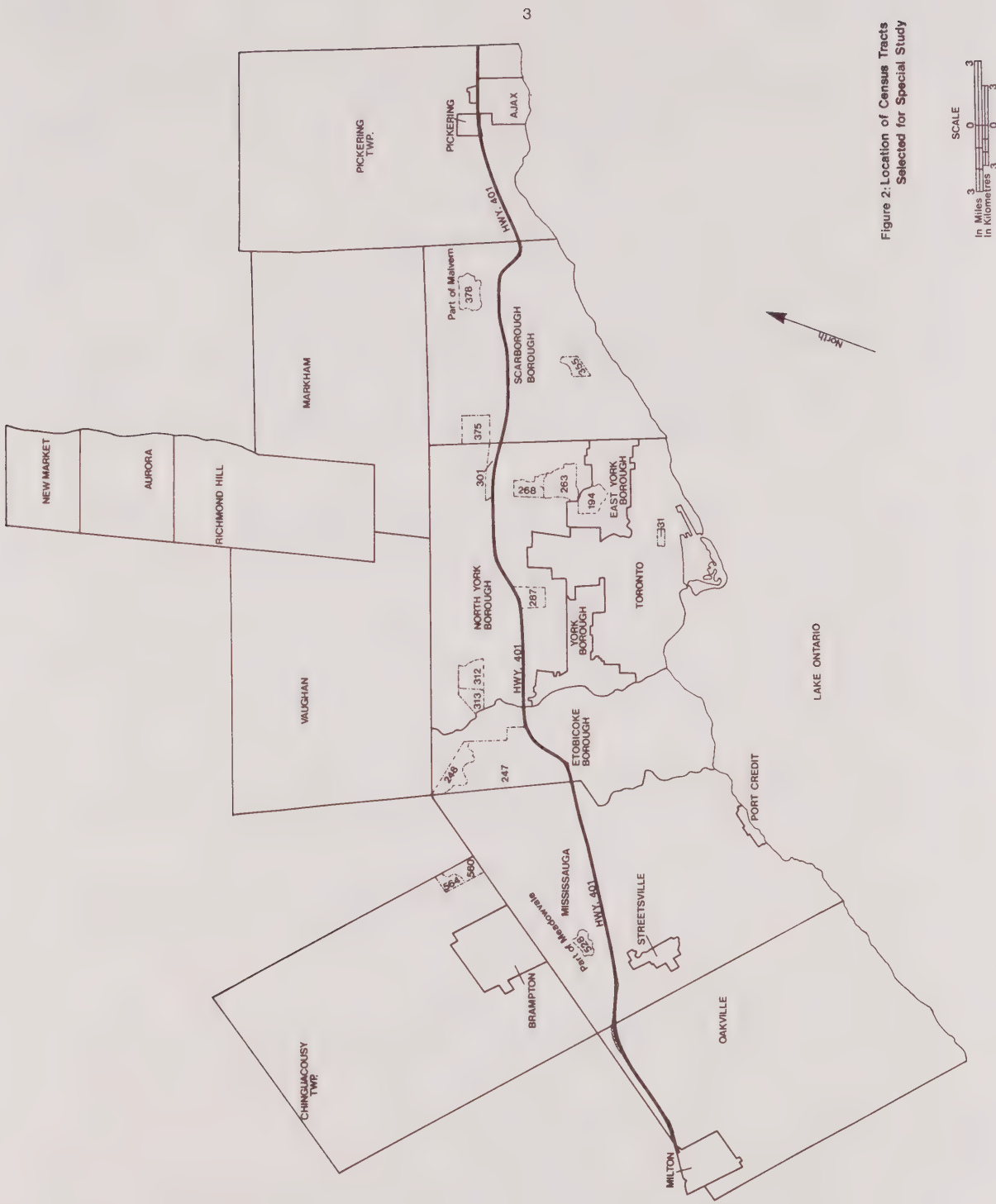


Figure 2: Location of Census Tracts
Selected for Special Study



3. Average household size and percentage of family and non-family households,
4. Income distribution,
5. Educational attainment, and
6. Labour force participation rates.

These analyses are summarized in Appendix A.

A more detailed analysis of additional selected demographic characteristics was also undertaken for the City of Oshawa because of its proximity to the North Pickering Project Site; further, it approximates the population size currently contemplated for the New Community. This analysis is summarized in Appendix B.

Policies ultimately adopted to achieve provincial, economic, social and housing objectives will have a direct bearing on the characteristics of the population which will live in the New Community. For this reason, special studies were also undertaken to determine correlations between both population and housing characteristics and between various selected population characteristics with particular emphasis on income, educational attainment and occupation. These are summarized in Appendix C. Still in progress are studies of the relationship between projected employment profiles and population characteristics.

Consideration has also been given to the dynamics of change in population characteristics over the life of a new community from its initial construction to its mature state some 20 to 30 years later.

Finally, current demographic trends outlined in various publications of the Economic Council of Canada have been reviewed.

3.0 SUMMARY OF BROAD DEMOGRAPHIC TRENDS

Statistical data pertaining to various population characteristics have been extracted from Appendix A for selected geographic areas. They are summarized in Table 1. The geographic areas were selected to cover the following types of conditions for comparative purposes:

1. Large urban areas which have populations that cover a broad spectrum of characteristics arising from diversified employment opportunities, housing types, tenure and cost ranges. These areas include COLUC and Metro Toronto;

TABLE 1 **COMPARATIVE POPULATION CHARACTERISTICS FOR SELECTED AREAS**

POPULATION CHARACTERISTICS	COLUC	METRO TORONTO	OSHAWA AREA	BRAMPTON-MISSISSAUGA	DON MILLS	ERIN MILLS MEADOW - VALE	PICKERING TOWNSHIP	REGENT PARK (O.H.C. RENTAL)	MALVERN (O.H.C. H.O.M.E.)
	(1971)	(1971)	(1971)	(1971)	(1971)	(1972-3)	(1971)	(1971)	(1971)
1. AGE GROUPINGS									
% 0-4 yrs.	8.1	7.8	9.1	10.4	6.6	20.0	9.8	10.5	48.0
% 5-14 yrs.	19.0	17.5	23.2	23.4	15.5	14.0	26.4	25.8	
% 15-19 yrs.	8.4	8.1	9.1	8.2	7.2	2.5	8.6	11.1	
% 20-64 yrs.	56.9	58.4	52.1	54.2	62.2	62.5	50.3	45.3	52.0
% 65 + yrs.	7.6	8.2	6.5	5.4	8.7	0.2	4.9	7.3	
2. FAMILIES									
Average Persons per Family	3.5	3.3	3.7	3.7	3.2	3.2	3.9	3.9	3.6
3. HOUSEHOLDS									
Average Persons per Household	3.4	3.3	3.6	3.7	3.0	3.1	4.0	3.4	3.6
% Non-Family Households		19.7			19.2	0.4		24.8	0
% Family Households		80.3			80.8	99.6		75.2	100.0
4. INCOME						ERIN-MILLS		N.A.	
% Total Pop. below \$5,000	44.6	45	41	39	N.A.	4.2			0
% Total Pop. at \$5,000 - \$9,999	37.1	37	39	36					9.0
% Total Pop. at \$10,000 - \$14,999	12.3	12	15	16		51.6			74.0
% Total Pop. at \$15,000 and +	6.0	6	5	9		44.2			17.0
5. EDUCATIONAL ATTAINMENT								N.A.	N.A.
% Pop. over 5 yrs. completing Grade 8	36	39	32	28	N.A.	4.5			
% Pop. over 5 yrs. completing Grade 13	58	53	65	68		68.5			
% Pop. over 5 yrs. completing University	6	8	3	4		27.0			

2. Moderate sized urban centres which are closely related to and influenced by their distance from Metro Toronto and which are experiencing sustained growth. These centres include Oshawa and Brampton-Mississauga;
3. "Planned" communities which are influenced by proximity to Metro Toronto but which are of different vintages. These include Don Mills, now in its mature state, and Erin Mills and Meadowvale in their formative stages of development;
4. An area in transition from rural to urban which is under the influence of Metro Toronto. This is represented by Pickering Township; and
5. Areas which are representative of publicly initiated "social housing", such as Regent Park and Malvern.

The ranges of statistics for the population characteristics indicated in Table 1 were examined in the light of a number of trends.

Some of the demographic phenomena which have been discernible over the past decade, are expected to persist in the foreseeable future. The children born during the post-war baby boom are now adults engaged in family and household formation. The size and characteristics of families and households will be influenced by the following: marriages occurring later in life, the birth of the first-born child being delayed for some years following marriage, births of the children being spaced further apart as well as a decrease in the number of children per family. In addition, there is the tendency for greater numbers of persons of marriageable age to continue living as single individuals or in company with one or more other individuals in non-family households.

Out of economic necessity as well as by choice, there has been a marked increase in the participation rate of females in the labour force while male participation rates have demonstrated relative stability. Advances in medical science and general improvements in living standards also tend to increase the longevity of the population, with attendant increases in the proportion of persons of 65 years of age and over.

These trends which will likely continue at least during the formative years of the New Community, are expected to result in smaller families and households than greater incidence of households consisting of one or more individuals who are not part of a conventional family unit. The

bulge in the population pyramid will likely shift from the teen to the early adult age group with a less pronounced dominance; furthermore, there will likely be a greater proportion of senior citizens.

4.0 CHANGE IN POPULATION CHARACTERISTICS AS A COMMUNITY MATURES

Two planned communities during the period from 1951 to 1971 were examined in order to see what changes occurred as they matured. The areas chosen for the study were the Town of Mont Royal in Montreal C.M.A., and Don Mills (1971 Census Tracts 263,268) in Metro Toronto.

The Don Mills community was not really 'built' at the time of the 1951 census, having a population of only 143 at that time. Being a 'younger' community, it is behind Mont Royal in the maturing process. When new, both communities had a high proportion of pre-school age children. Mont Royal had 10.5% in 1951 and Don Mills had 17% in 1961. Both experienced a marked decline in the percentage of 0 - 4 year olds over time and by 1971, the statistics show Mont Royal with 5% and Don Mills with 7%.

Conversely, these communities show an increasing proportion of elderly people over time. In Mont Royal, the age 65+ group doubled from 5% in 1951 to 10% in 1971. Similarly, in Don Mills, the figures rose from 2% in 1961 to 5% in 1971. It would appear that young families first populate new communities, and that over time the population becomes more balanced.

The trend was towards fewer children as the population matured and adolescents left home. In Don Mills and Mont Royal, the decrease in family size in 1971 is matched by a decrease in household size.

Unfortunately, the 1971 census data is incomplete as yet, and no information is available concerning educational attainment, labour force and income for these two communities. However, the statistics available show improved educational standards over time for both communities. Wage income is above the Canadian average and has increased, as it has in the country as a whole.

Both Don Mills and Mont Royal have a high proportion of managerial and professional-technical employees, compared to the national average. Craftsmen, labourers and primary workers are under-represented.

Mont Royal has a labour force participation rate below the national average while that of Don Mills was higher than ever in 1961.

Labour Force as Per Cent of Population Over Fourteen Years of
Age - 1961

	<u>Mont Royal</u>	<u>Don Mills</u>	<u>Canada</u>
Total	49.9	61.6	54.1
Female	25.4	33.6	28.4
Male	78.5	91.3	79.8

The same holds true for the male and female participation rates. The male labour force participation rate for Don Mills in 1961 is very high, with 91.3% of males over 14 years working.

The higher participation rates in Don Mills may occur as a result of a less educated population, a younger population and lower average incomes in the community. Also, in the younger community, it is likely that more residents are still trying to pay off mortgages and are experiencing higher housing costs than residents in Mont Royal.

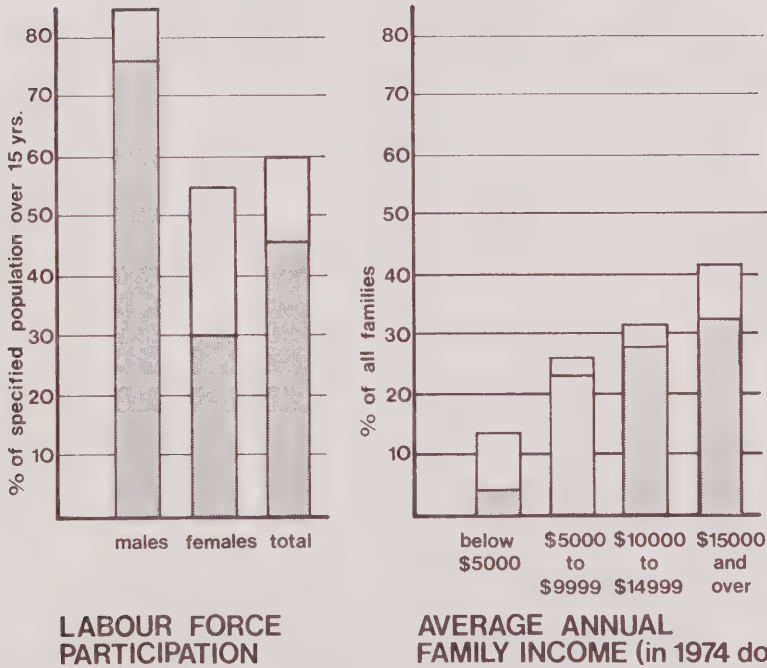
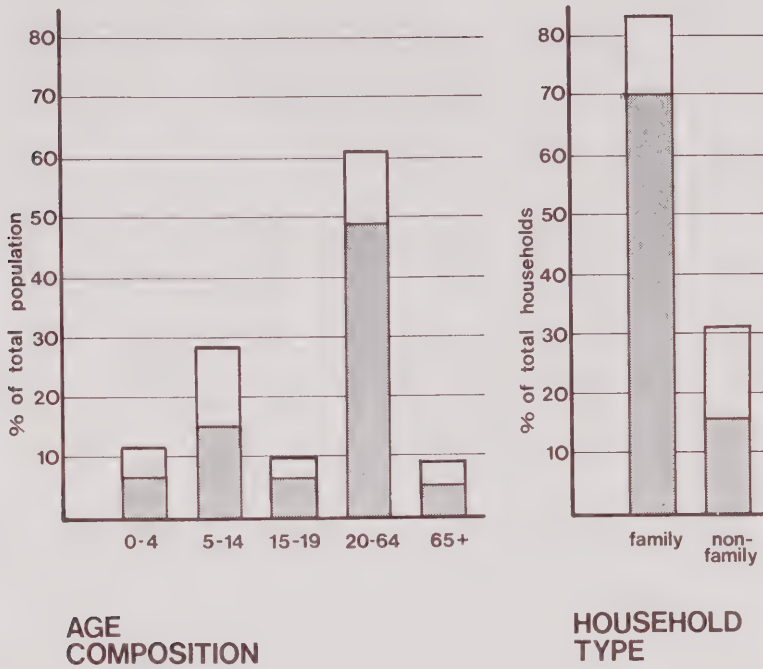
5.0 THE RANGE OF LIKELY POPULATION CHARACTERISTICS

On the basis of studies to-date, it has been possible to prepare a tentative forecast of the ranges of demographic characteristics which would satisfy the goal of population diversity in North Pickering. These ranges are considered reasonably attainable through application of appropriate economic, social and housing policies and strategies; these are graphically illustrated in Figure 3.

6.0 RELATIONSHIP BETWEEN DEMOGRAPHIC VARIABLES

It is instructive to note the inter-relationship between various demographic characteristics, insofar as this is possible. Should it become a matter of policy to weight the population of the new community in terms of certain income, occupation or age groups (by means of the types and costs of housing provided, local job opportunities or the provision of certain amenities), then the full range of demographic characteristics may be affected.

Figure 3 : Tentative Forecast Ranges for Selected Population Characteristics for a Mature Community



Forecast Range

A comprehensive study of income distribution with respect to a number of other demographic variables in Canada, was carried out in 1970 and certain previous years by Statistics Canada*. The results of these analyses make it possible to anticipate, in a general way, the profile of a population characterized by a low average income for example, or a high average income. The Department of National Revenue, in a similar way, has looked at the nation's age groups and occupational categories with respect to the average income of each. The relationship between income and other population characteristics has been postulated as follows:

- a) A population with a relatively low median income is likely to have a greater than average proportion of some or all of the following:
 - 1) persons of low educational attainment,
 - 2) primary industry occupations, services and recreation workers, investors, entertainers, artists, and/or workers in wholesale trades,
 - 3) relatively young (under 24 years) and relatively old (65+ years) family heads or unattached individuals,
 - 4) female family heads,
 - 5) unattached individuals versus families.
- b) A population with a relatively high median income is likely to have a greater than average proportion of some or all of the following:
 - 1) persons with higher than average educational attainment,
 - 2) managerial, professional and technical occupations,
 - 3) family heads and unattached individuals of 25-64 years of age,
 - 4) male family heads,
 - 5) families versus unattached individuals.

* *Statistics Canada, Bulletin 13-534, Income Distributions by Size in Canada, 1967. December 1970.*

APPENDIX A
DEMOGRAPHIC
CHARACTERISTICS of
a VARIETY of AREAS

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A-1.0 INTRODUCTION

Appendix A comprises a comparative analysis of: demographic and socio-economic characteristics of the country as a whole, the Province of Ontario, the Central Ontario Lakeshore Urban Complex (COLUC), districts within COLUC, and selected portions of Metropolitan Toronto. An analysis of such a variety of geographic areas indicates the range of socio-economic characteristics from which the new Community in North Pickering might be expected to draw. An attempt has been made to identify past trends where possible; certain projections for the future which appear in the literature are then documented in order to facilitate the formulation of assumptions and policies with regard to future growth and life styles in the Pickering Area.

Unfortunately, the boundaries of COLUC, which do not necessarily coincide with the limits of incorporated centres or townships, pose major handicaps in the assembling of statistical data. For this reason, the "Lakeshore Study Area" selected for use in Appendix A varies somewhat from the COLUC. Reference should be made to Map 1.

A-2.0 A COMPARISON OF CANADA, ONTARIO AND THE LAKESHORE STUDY AREA

2.1 Population Age Groups

The implications of the age groupings of a population are far-reaching. Age structure affects the composition of the labour force, the size of the school age population, the number of births, deaths and marriages, etc.

All three areas shown on Figure A-1 are characterized by relatively young populations. The median age of any group, i.e. that age below which and above which lies one-half of the population, is an indicator of how generally old or young it is. During this century the median age of both the Ontario and Canada populations has been below 30 years.

Figure A-1 illustrates the relative proportions of the major age groups in Canada, Ontario and the Lakeshore area. As might be expected, the areas under study show marked similarities. Between 1951 and 1971, the proportion of preschoolers (0-4 years) had dropped to a common 8% in all three areas, reflecting the dropping birth rate of the 1960's. On the other hand, the proportion of the school age population, i.e. 5-19 year olds, increased markedly in these three areas due to the effects of the high post-war birth rate. The percentage of school age children in 1971 in Canada was 31.0% as compared with 29.7% in

Ontario and 27.4% in the Lakeshore Study Area. The adult age group represented in Figure A-1 by the 20-64 year olds, showed a proportionate decline between 1951 and 1971 due to the exaggerated increase in other age groups rather than a decline in population numbers.

In all three areas, the percentage of persons over 65 years of age remained approximately 8% in 1951 and 1971.

Various prognostications agree that declining birth rates are expected to effect a continually lowering proportion of 0-14 year olds until the early 1980's¹. At the same time, the percentage of adults and persons over 65 years old is likely to increase.

Subsequent to this, an increase less than that of the 1950's in preschool and then school-age children is again forecast as the original "baby boom" children become parents.

2.2 Family and Household Formation and Size

(a) Family and Household Formation

During the period from 1961 to 1971, the rate of family formation was very closely tied to the rate of population increase. In all three areas, however, as Figure A-2 indicates, the rate of household formation far surpassed the population growth rate. The increasing rate of household formation is due mainly to the high rate of non-family household formation as well as to the decrease in the number of families sharing accommodation.

The rate of new family and new household formation is expected to accelerate between 1971 and 1980. The main reason for this is to be found in the age structure of the population. The proportion of persons of marriageable age is increasing to the point where 246,000 marriages are expected in Canada in 1980 as compared with 195,000 in 1971.

Also important is the likelihood that the growth of non-family households will continue at a high rate at least to 1980. The latter phenomenon results from a number of factors, including the mobility and independence of young people and their search for employment or education away from the family home.

¹ *Economic Council of Canada and Economic Planning Branch, Ontario.*

(b) Family and Household Size

The general downward trend in household size is evident from Figure A-3. Canada, Ontario and the Lakeshore Study Area have all shown continual declines since 1951. The biggest change occurred between 1961 and 1971 in the Lakeshore Study Area where the average household size dropped from 3.9 persons to 3.4 persons. As of 1971, the average household size in Canada was 3.5 persons and, in Ontario, 3.4 persons.

Although the average family size has not displayed as consistent a decline as has the average household size in all areas, there is, nevertheless, a downward trend in evidence especially between 1961 and 1971 in line with the declining birth rate. In 1971, the average family sizes in the areas under consideration stood at 3.7 in Canada, 3.6 in Ontario and 3.5 in the Lakeshore Study Area.

2.3 Educational Attainment

The greatest expansion of educational enrolment in Canadian history took place across the country between the early 1950's and the late 1960's. This was due not only to a significant increase in the size of the school age portion of the population but also to an increased participation rate.

As Figure A-4 illustrates, there has been at the same time a sharp rise in educational attainment. In this regard, the Lakeshore Study Area has demonstrated higher educational facilities, increasing employer insistence on higher educational qualifications, the revolution in the nature and extent of knowledge, increasing specialization and technological complexity of life, and the increasing desire to seek knowledge as an end in itself.

2.4 Labour Force Participation Rates

The size of Ontario's labour force grew by 52.4% between 1941 and 1961 as compared with a growth of 43.6% for the Canadian labour force. During this same period, the proportion of Ontario's population from which the labour force is derived (i.e. 15 years and over) increased by 47.6%. Thus, in comparison to the country as a whole, the labour force of Ontario has grown faster and, since 1951, has absorbed a larger proportion of the base population. (See Figure A-5)

The information for the Lakeshore Study Area is rather sparse, but seems to indicate a downward trend in the relative size of the labour force. Figure A-6 provides a visual comparison of the occupational components of the total labour force for Canada, Ontario and the Lakeshore Study Area. Unfortunately, the latest Statistics Canada data is for 1961. In both 1951 and 1961, the labour force of the Lakeshore Study Area was comprised of a greater proportion of clerical and craftsmen and production workers than was either Ontario or Canada. Concomitantly, the proportion of farmers, farm workers and other primary industry workers was substantially lower than that of the country or the Province.

Of the three areas, the Lakeshore Area labour force was characterized by the greatest proportion of females in both 1951 and 1961 at 29% and 34% respectively.

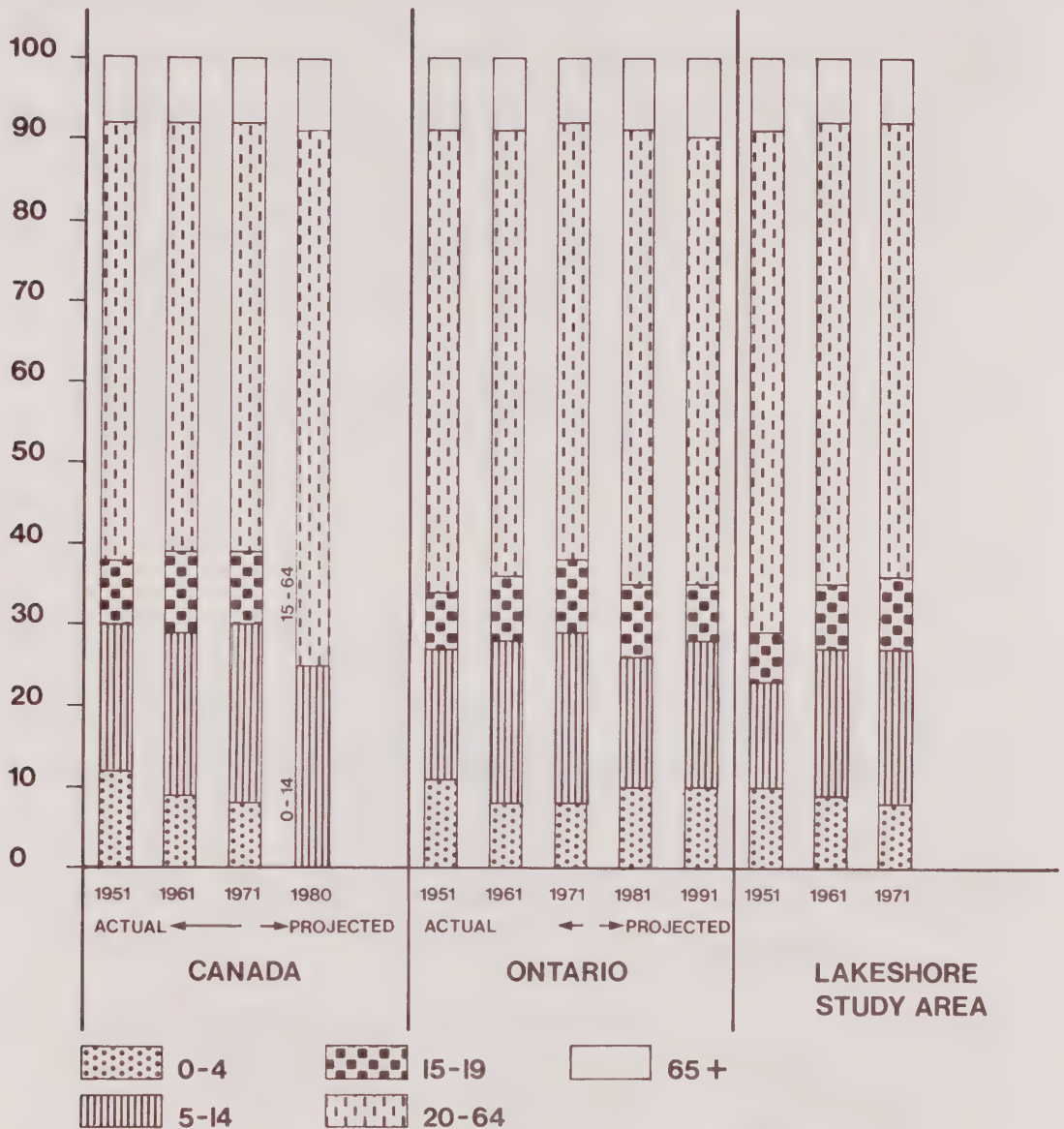
2.5 Income Distribution

Figure A-7 illustrates the substantial increase in wage earnings of family heads evident between 1951 and 1961 in Canada, Ontario and selected centres in the Lakeshore Study Area. Whereas the median wage in all three areas in 1951 was in the \$2,000 to \$2,999 class, it had risen to between \$3,000 and \$3,999 by 1961. In both 1951 and 1961, that portion of the Lakeshore Study Area for which data is available was characterized by a greater proportion of higher wage earners than was Canada or Ontario.

The 1971 data, displayed on Figure A-8, involves the earnings of all those filing income tax returns in 1971. Again, the major centres of the Lakeshore Study Area are characterized by a higher percentage of incomes in the categories of \$5,000 and up. The median income in all three areas in 1971 was between \$5,000 and \$7,000.

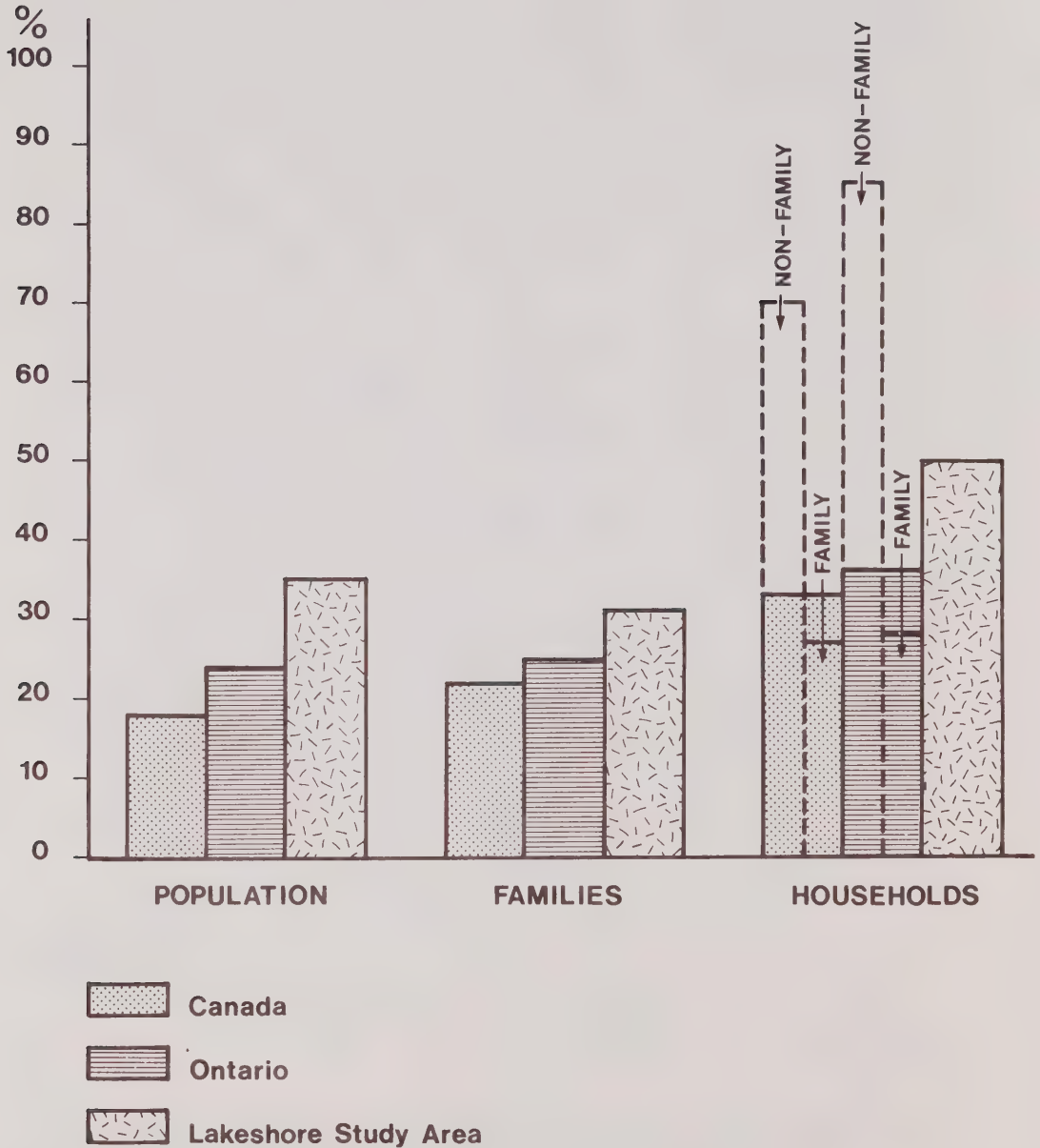
AGE GROUPS BY PER CENT OF TOTAL POPULATION IN CANADA, ONTARIO AND THE LAKESHORE STUDY AREA 1951-1971

ACCUMULATED
PER CENTS



SOURCES: STATISTICS CANADA and
PROJECTIONS FROM: DEPT. OF TREASURY & ECONOMICS
ONTARIO LABOUR FORCE PROJECTIONS, 1968-1991
and ECONOMIC COUNCIL of CANADA, THE
ECONOMY to 1980; STAFF PAPERS, 1972.

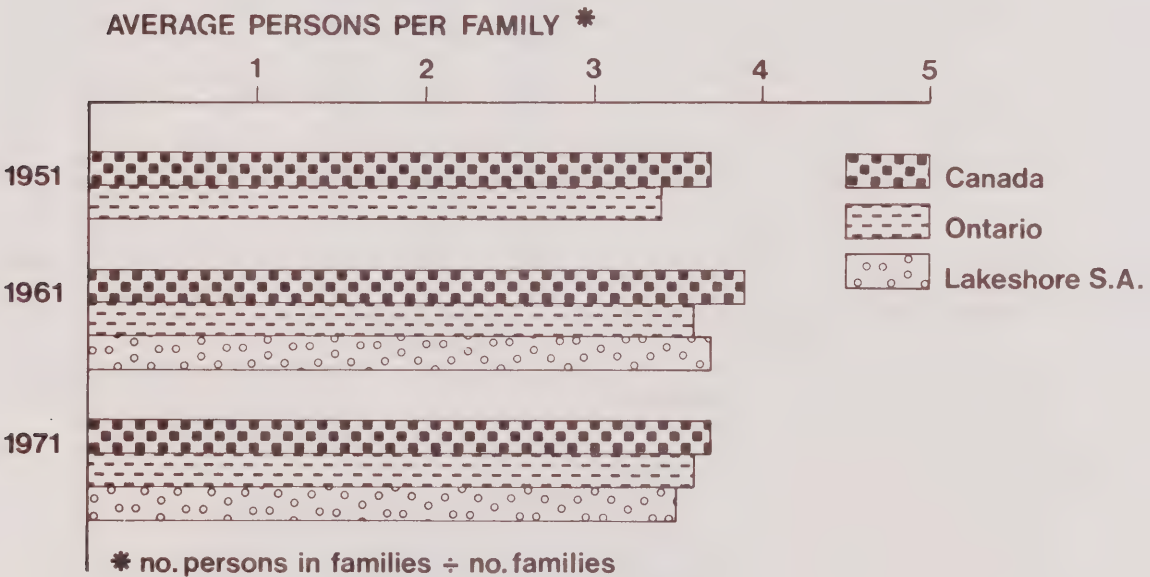
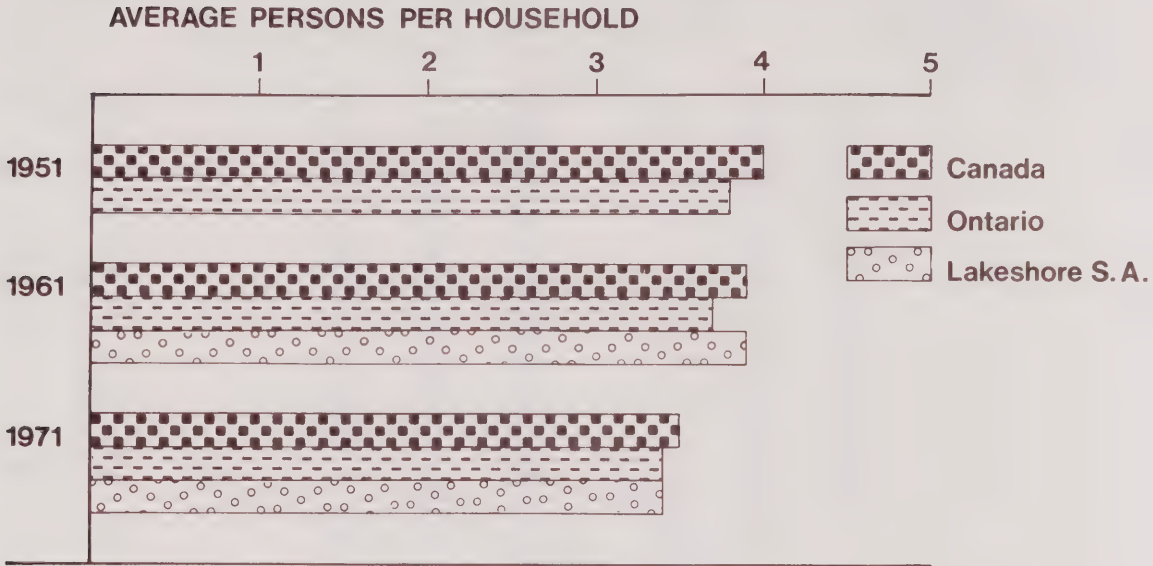
PERCENTAGE INCREASE IN POPULATION, FAMILIES AND HOUSEHOLDS IN CANADA, ONTARIO AND THE LAKESHORE STUDY AREA 1961 - 1971



SOURCE : STATISTICS CANADA

Fig. A-2

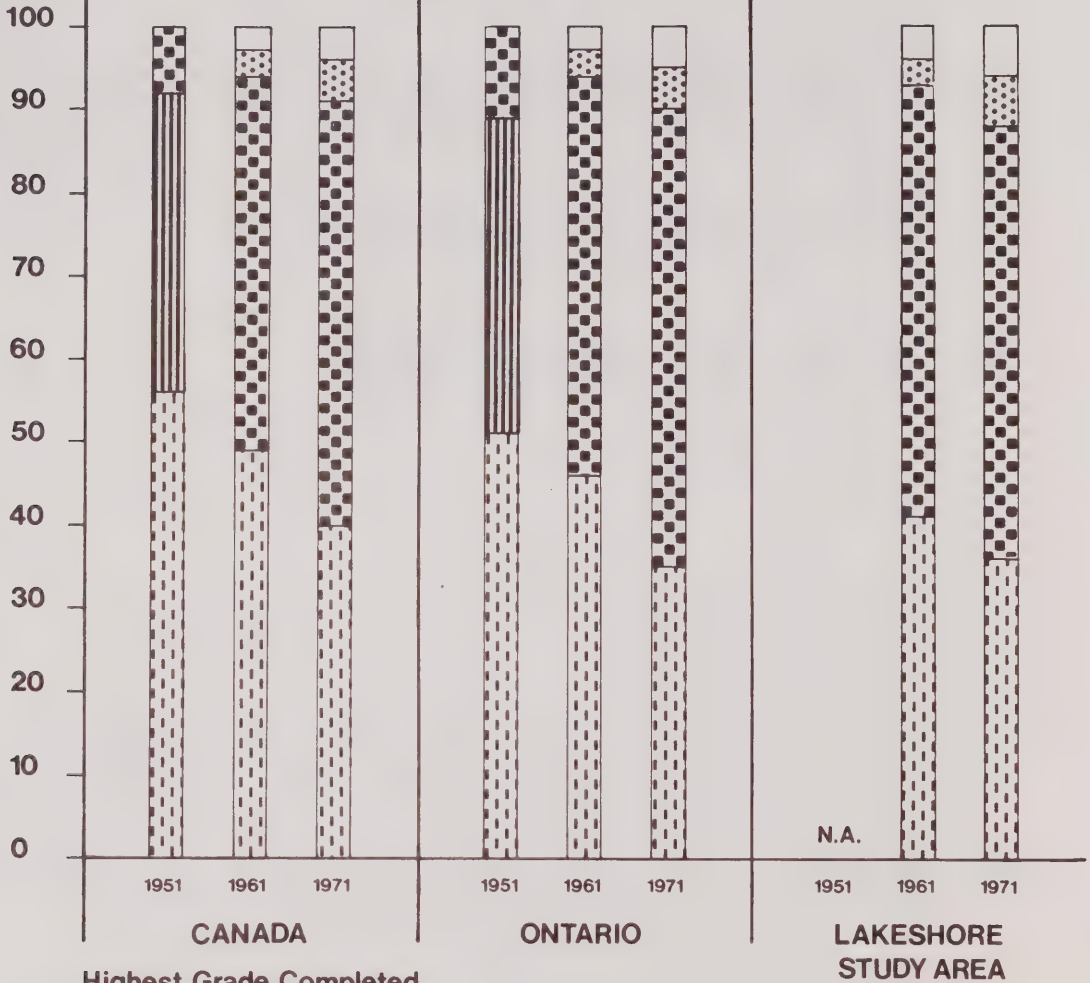
AVERAGE HOUSEHOLD AND FAMILY SIZE, CANADA, ONTARIO AND LAKESHORE STUDY AREA ; 1951, 1961 AND 1971



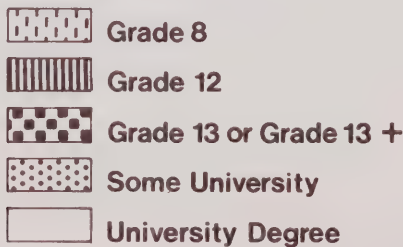
SOURCE : STATISTICS CANADA

EDUCATIONAL ATTAINMENT BY PERCENTAGE OF POPULATION OVER FIVE YEARS OF AGE NOT NOW ATTENDING SCHOOL, FOR CANADA, ONTARIO AND LAKESHORE STUDY AREA

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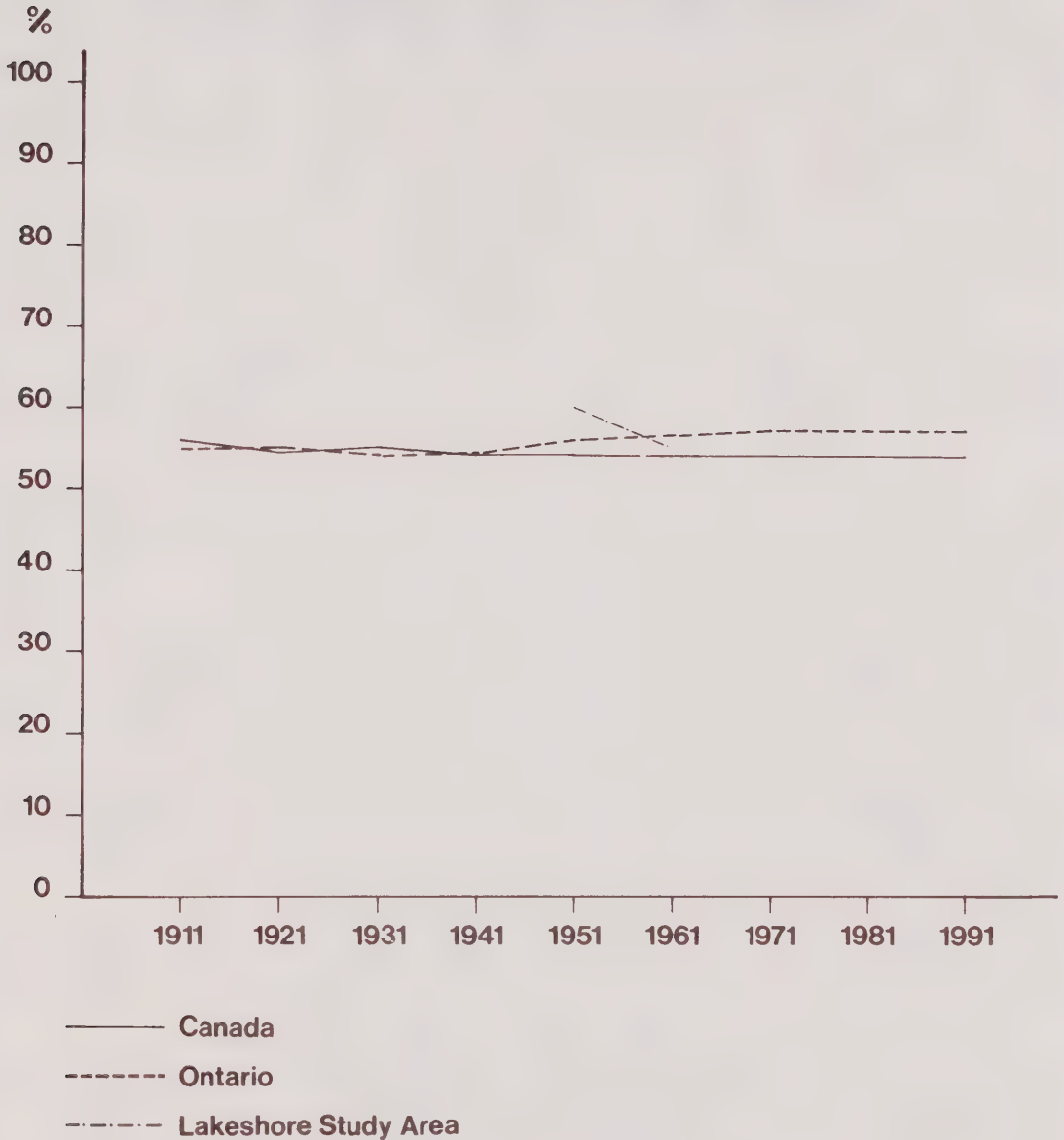


Highest Grade Completed



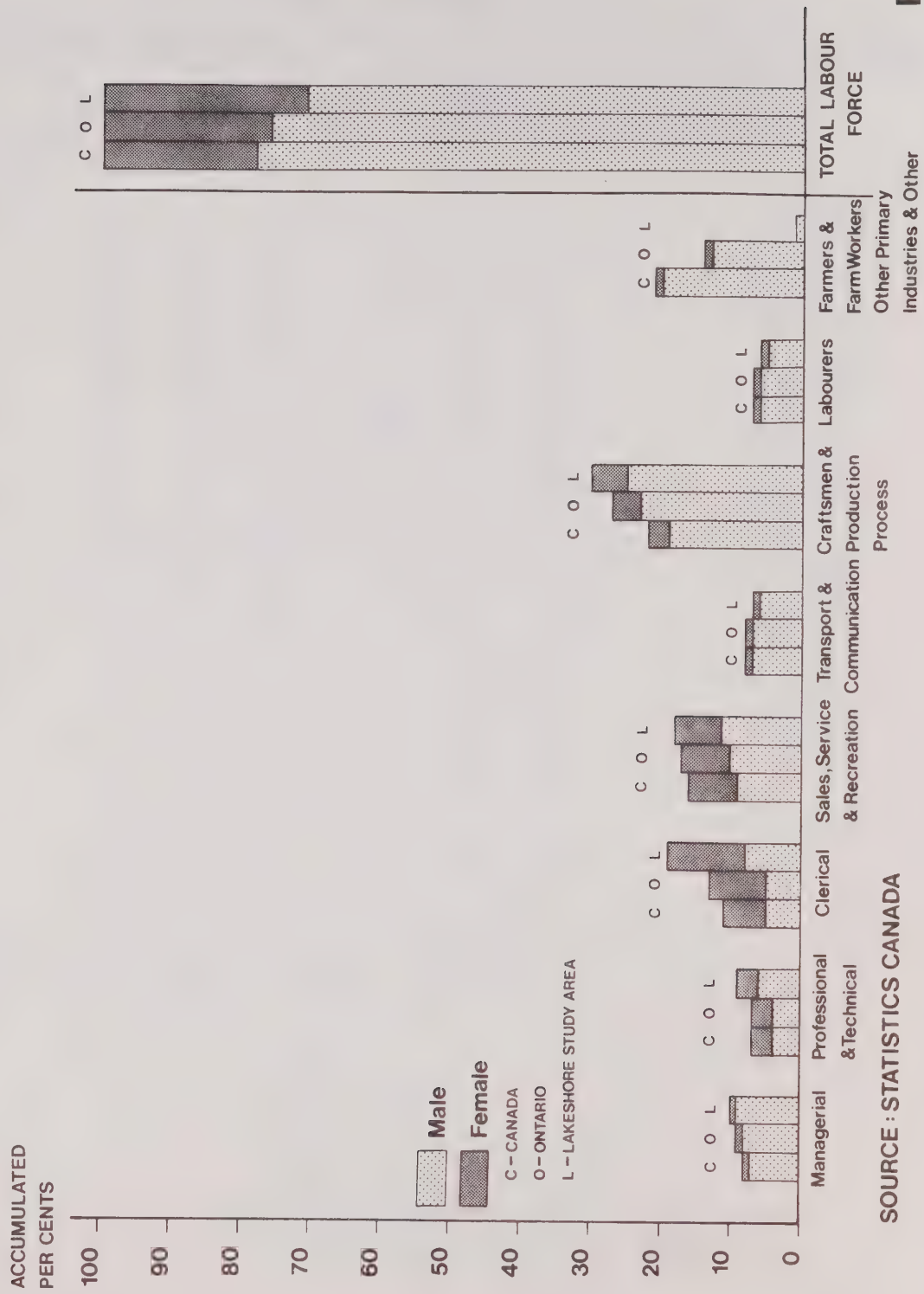
SOURCE: STATISTICS CANADA

PARTICIPATION RATE
TOTAL LABOUR FORCE AS % OF POPULATION 15 YEARS AND OVER
1911 - 1991



SOURCES: pg 21, 25, 26 WATSON AND BUTORAC &
STATISTICS CANADA

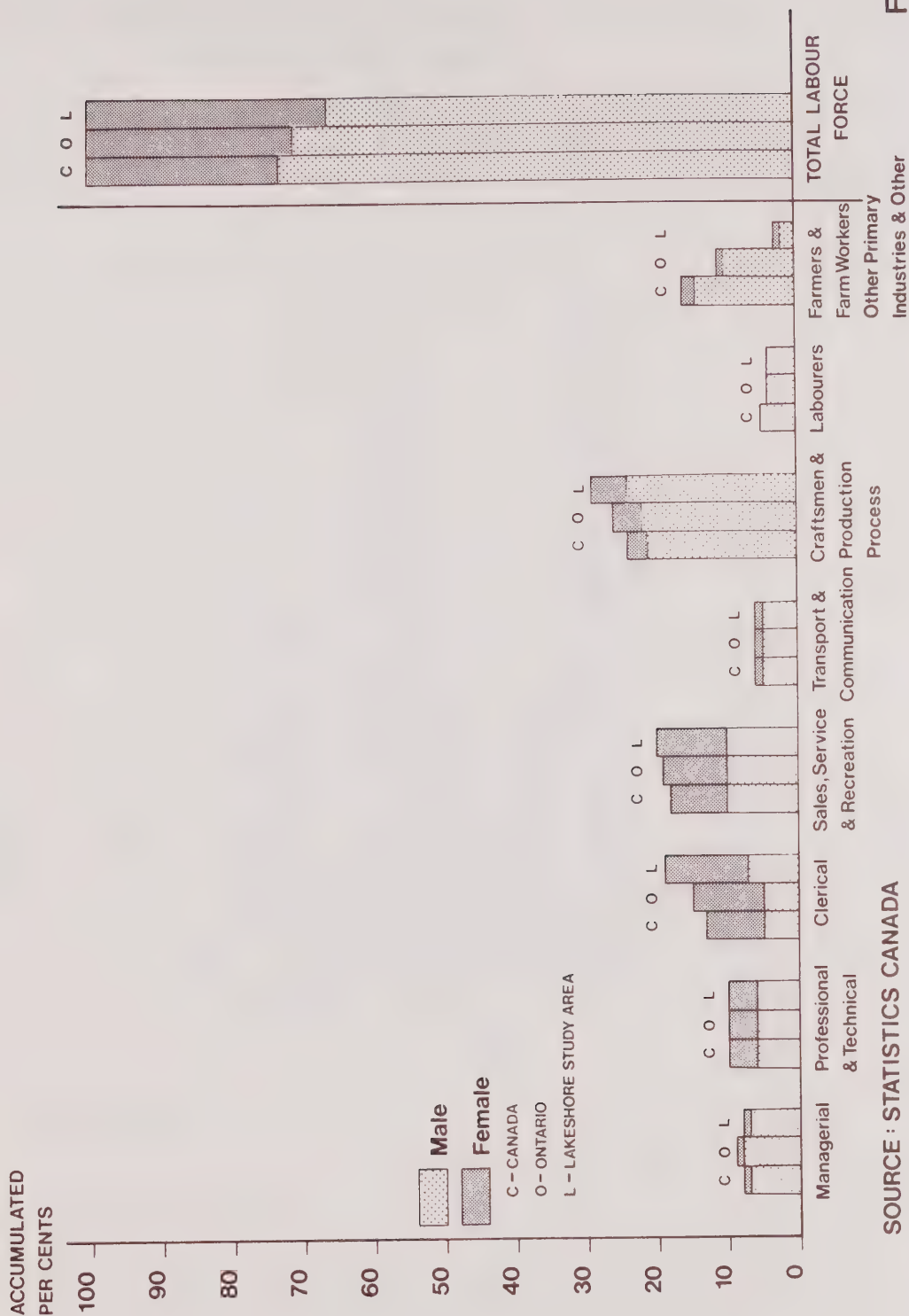
LABOUR FORCE BY OCCUPATIONAL CATEGORIES & SEX FOR CANADA, ONTARIO & LAKESHORE STUDY AREA 1951



SOURCE : STATISTICS CANADA

Fig. A-6

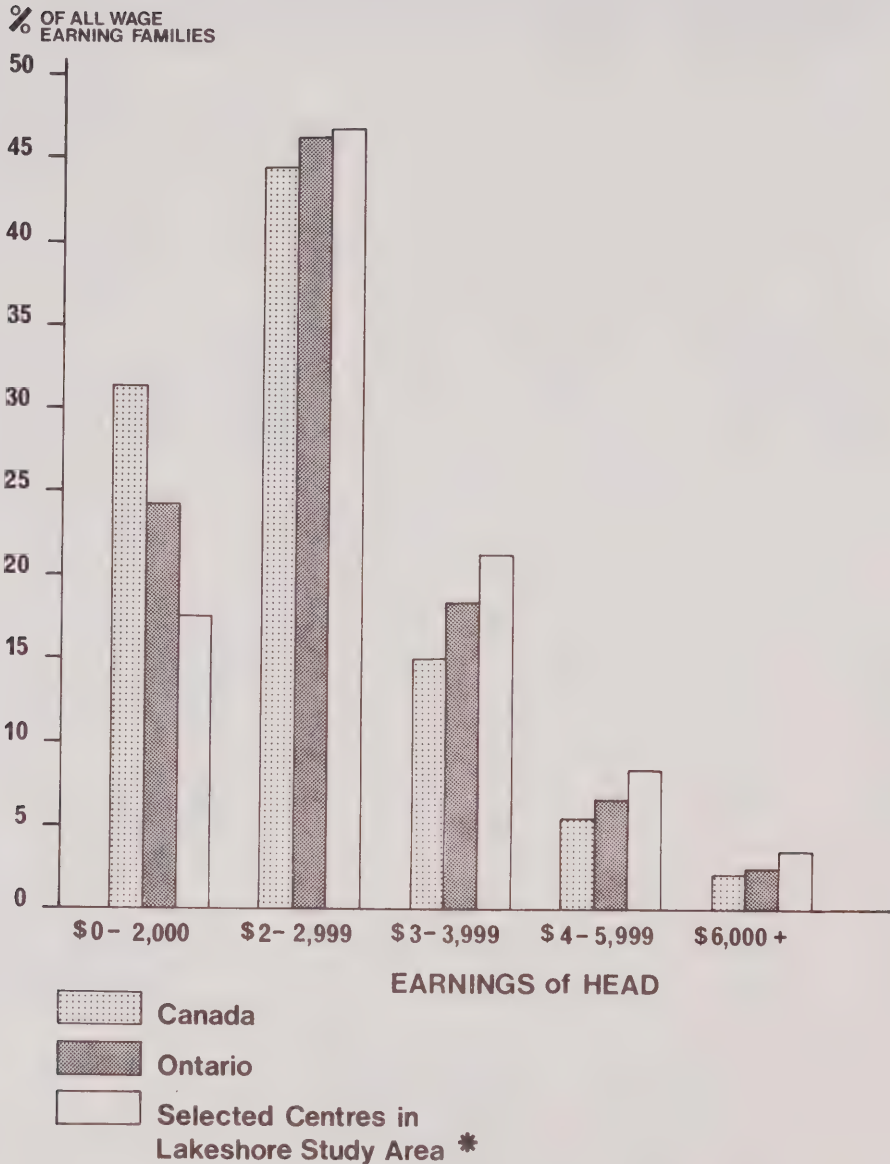
LABOUR FORCE BY OCCUPATIONAL CATEGORIES & SEX FOR CANADA, ONTARIO & LAKESHORE STUDY AREA 1961



SOURCE : STATISTICS CANADA

Fig. A-6
(cont'd)

PER CENT OF WAGE-EARNING FAMILIES BY EARNINGS OF HEAD 1951

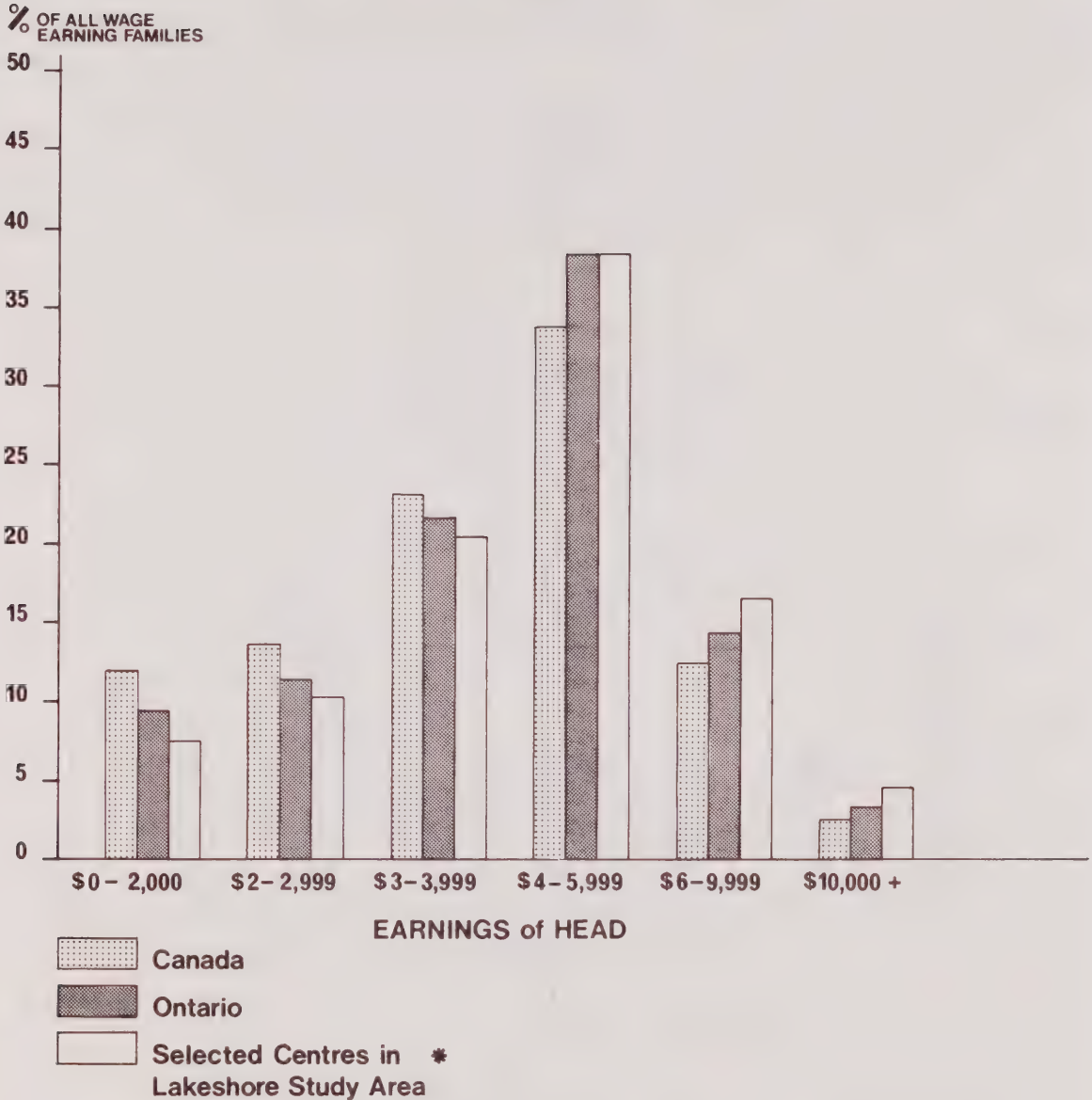


SOURCE: STATISTICS CANADA

* Wage Earnings for Selected Centres in the Lakeshore Study have been included in lieu of data for the complete study area which is not available

Fig. A-7

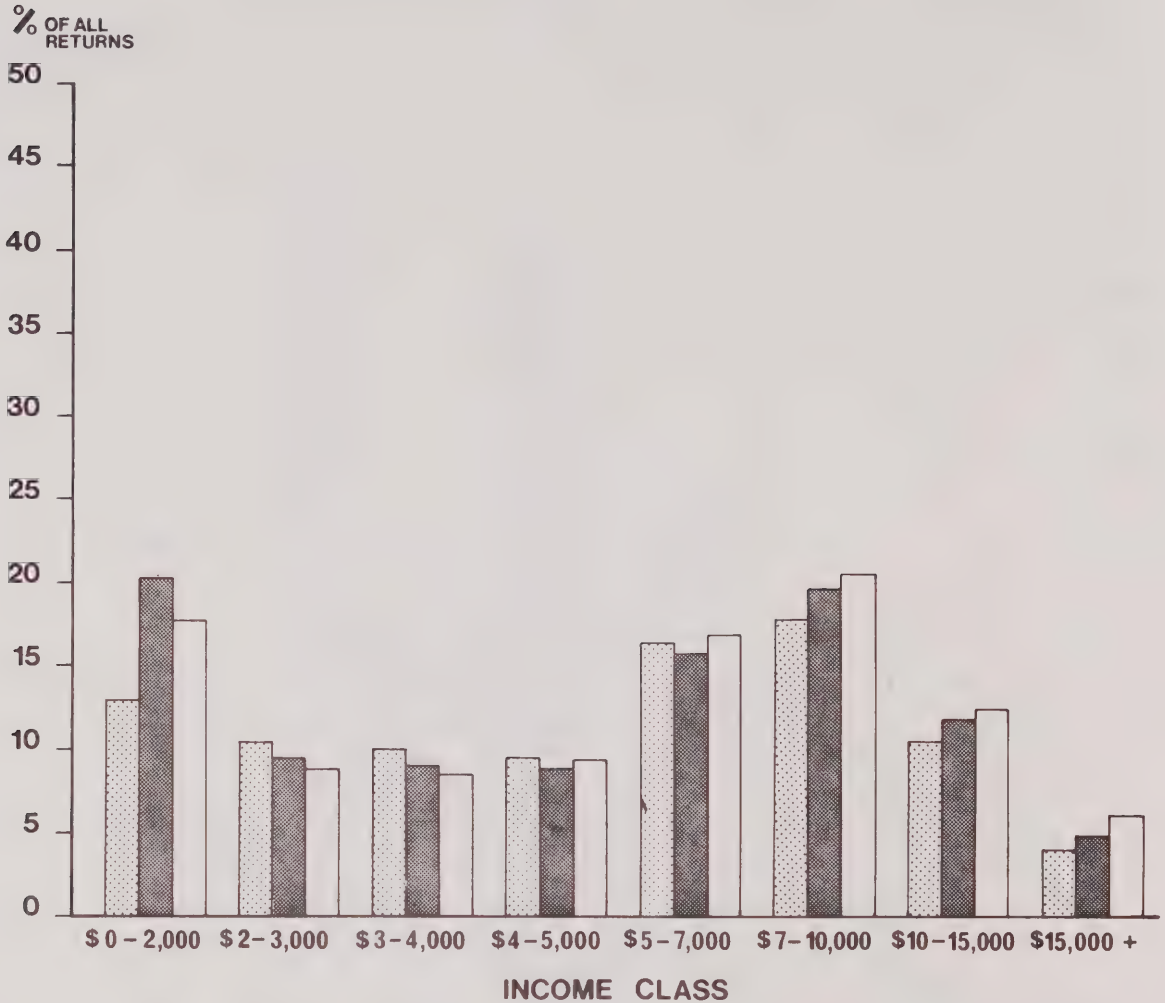
PER CENT OF WAGE-EARNING FAMILIES BY EARNINGS OF HEAD 1961



SOURCE: STATISTICS CANADA

* Wage Earnings for Selected Centres in the Lakeshore Study Area have been included in lieu of data for the complete study area which is not available.

**PERSONAL INCOME AS SHOWN ON
INCOME TAX RETURNS BY
INCOME CLASS FOR
CANADA, ONTARIO & LAKESHORE STUDY AREA
1971**



ALL RETURNS BY INCOME CLASS 1971



**SOURCE: TAXATION STATISTICS
1973 EDITION**

A-3.0 A COMPARISON OF DISTRICTS WITHIN THE LAKESHORE STUDY AREA

3.1 Population Age Groups

The population age groups across the Lakeshore Study Area are quite similar, with minor divergencies occurring in the major metropolitan areas of Hamilton (District 1) and Toronto (District 3). (See Figure A-9) In these areas, the younger age groups, 0-4 years and 5-14 years, constitute a smaller proportion of the population whereas the adult groups of 20 years and over, particularly in Toronto, are larger. The Oshawa Area (District 6) was characterized in 1971 by a relatively higher proportion of young people and a lower percentage of 20-64 year olds than the other districts of the Lakeshore Study Area.

3.2 Family and Household Size

The general country-wide downward trend in both household and family size is evident across the Lakeshore Study Area. The major metropolitan areas of Toronto (District 4) and Hamilton (District 1) displayed the most significant drops, especially in average household size. (See Figure A-10)

Both the average family size and average household size in the Oshawa Area (District 6) in 1971 were larger than the Ontario and Lakeshore averages. In fact, the average family size in the 3.7 persons in 1971 in the Oshawa area was surpassed only by the Markham-Vaughan Area (District 5) at 3.8 persons. This high average accords with the relatively large proportion of children in the population.

3.3 Educational Attainment

In all six districts of the Lakeshore Study Area, an important rise in educational attainment occurred over the period from 1961 to 1971. By 1971, the Town of Oakville (District 2) had the highest proportion of residents with at least some university education (15%). Not far behind was Metro Toronto with 14%. In comparison, the Oshawa Area (District 6) had the lowest proportion of the six districts (7%); this represented an increase from 4% in 1961. (See Figure A-11).

3.4 Labour Force

(a) Composition of the Labour Force

In comparing the composition of the labour force in the Oshawa Area (District 6) with that of the other five districts of the Lakeshore Area, Figure A-12 points up the very high proportion of craftsmen and production workers in both 1951 and 1961. In the Oshawa area, these categories represent 45% in 1951 and 39% in 1961. This is largely attributable to the automotive industry in the City of Oshawa. Of the other five districts, only Hamilton comes close, with 39% in 1951 and 33% in 1961.

The Markham-Vaughan Area (District 5) is characterized by the largest proportion of both managerial and professional and technical workers in 1961 in the whole Lakeshore Study Area.

Metropolitan Toronto (District 4) is unique in the Lakeshore Study Area in its high proportion of clerical workers, both male and female, in 1951 and 1961.

(b) Labour Force Participation Rates

Labour force data for 1971 is not available from Statistics Canada at the time of this printing. Figure A-13 provides a comparison of labour force participation rates in selected centres across the Lakeshore Study Area in 1961. Whitby had the lowest total participation rate as well as the lowest male and female participation rates of all centres considered. The City of Toronto showed one of the lowest male participation rates and the highest female participation rate (45.2%) of the seven centres.

The Canadian average participation rate for males has shown a slow decline over past years; this reflects longer average years of schooling and earlier retirement.

By comparison, the female participation rate has been increasing, particularly among married women, as a result of better education, smaller families and greater job opportunities. A survey of "new towns" near Metropolitan Toronto within the last year or so shows the following female participation rates as a percentage of all adult females:

Malvern	- 48%
Erin Mills	- 54.2%
Meadowvale	- 57%*

3.5 Income Distribution

The income distribution in 1971 for major centres across the Lakeshore Study Area is shown in graphic form on Figure A-14. It is interesting that the Town of Oakville had the highest proportion of income tax returns reporting incomes of \$10,000 and over of all centres studied in Figure A-13. The Town of

* derived from purchaser profiles assembled by O.H.C., Don Mills Developments Limited, and Markborough Properties Limited.

Whitby, in comparison, was characterized by the greatest percentage of incomes in the bottom income classes, i.e. below \$3,000. The City of Oshawa, with its very high proportion of craftsmen and production workers, shows up as being dominant in the \$7,000 to \$9,000 income category.

3.6 Population Growth Distribution

As compared with Canada and Ontario, the Lakeshore Study Area is a high growth area. Consistently since 1951, Metropolitan Toronto has accounted for well over 50% of the population increase in the Lakeshore Study Area. As Figure A-15 shows, however, this proportion has decreased from 63.1% in the period from 1951 to 1956 to 54% between 1966 and 1971. At the same time, Metropolitan Toronto's own growth rate has been decreasing. (See Figure A-16)

The relative importance of the Hamilton Area to the total Lakeshore growth picture has also declined since 1951, and, similar to Toronto, its growth rate is also decreasing.

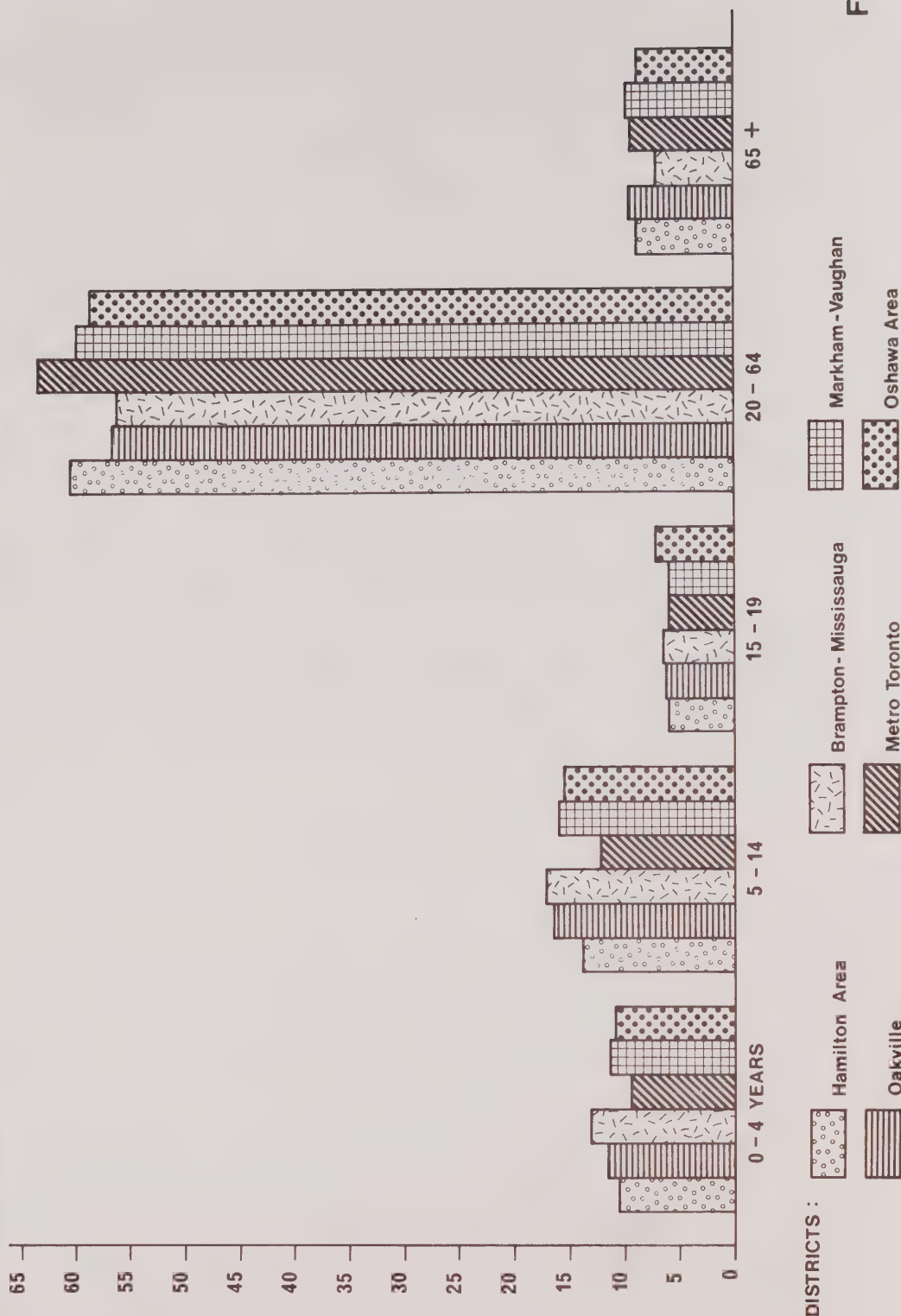
The Brampton-Mississauga Area has been growing at an accelerated rate between 1961 and the present time. This area accounted for 22% of the growth of the Study Area between 1966 and 1971.

Over the past twenty years, the Oshawa Area has consistently accounted for between 7% and 8% of the total Lakeshore population growth, although its growth rate has declined substantially.

COMPARISON OF POPULATION AGE GROUPS ACROSS THE LAKESHORE STUDY AREA - 1951

SOURCE : STATISTICS CANADA

AGE GROUP AS %
OF TOTAL POPULATION



COMPARISON OF POPULATION AGE GROUPS ACROSS THE LAKESHORE STUDY AREA - 1961

SOURCE : STATISTICS CANADA

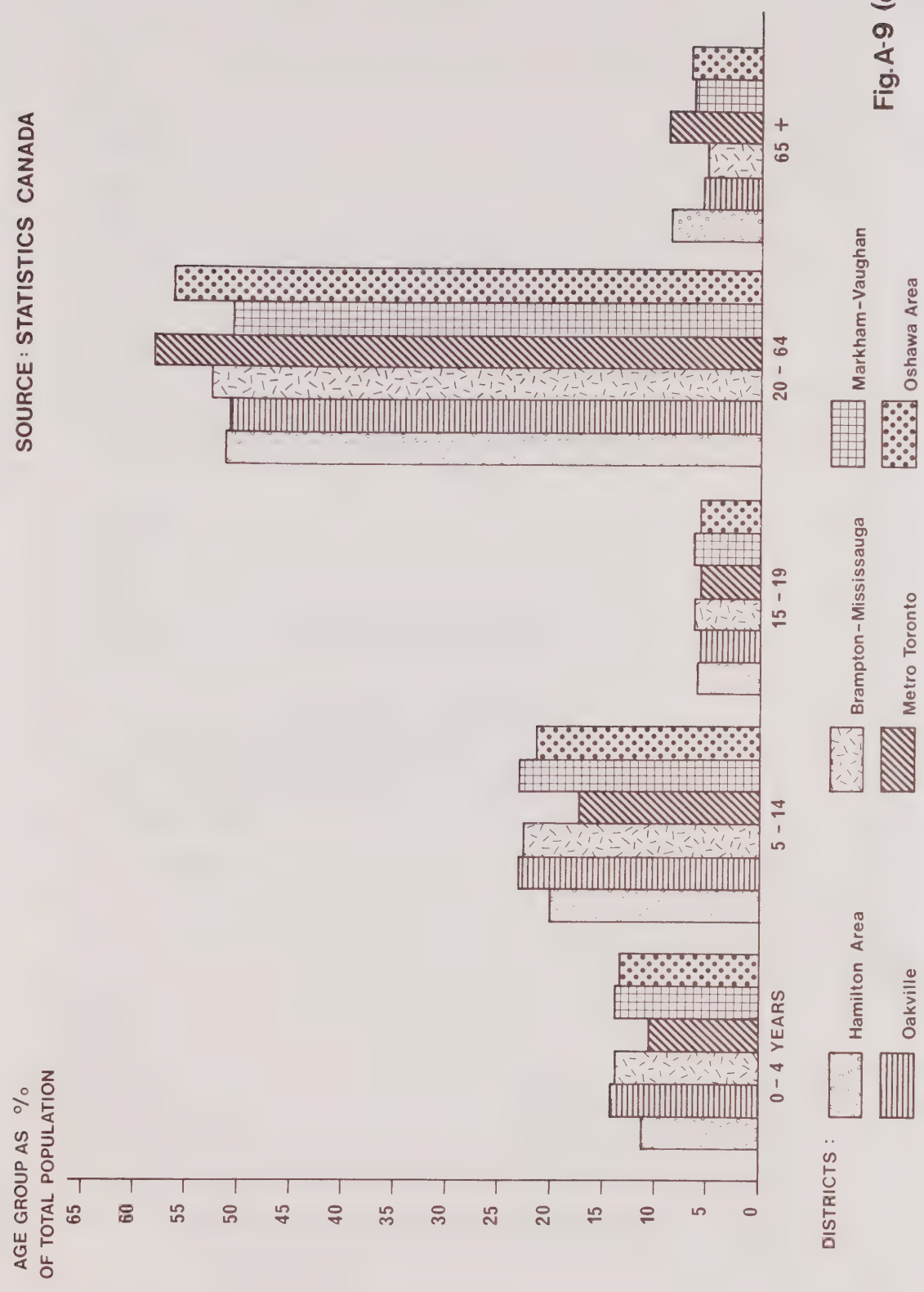


Fig.A-9 (cont'd)

COMPARISON OF POPULATION AGE GROUPS ACROSS THE LAKESHORE STUDY AREA - 1971

SOURCE : STATISTICS CANADA

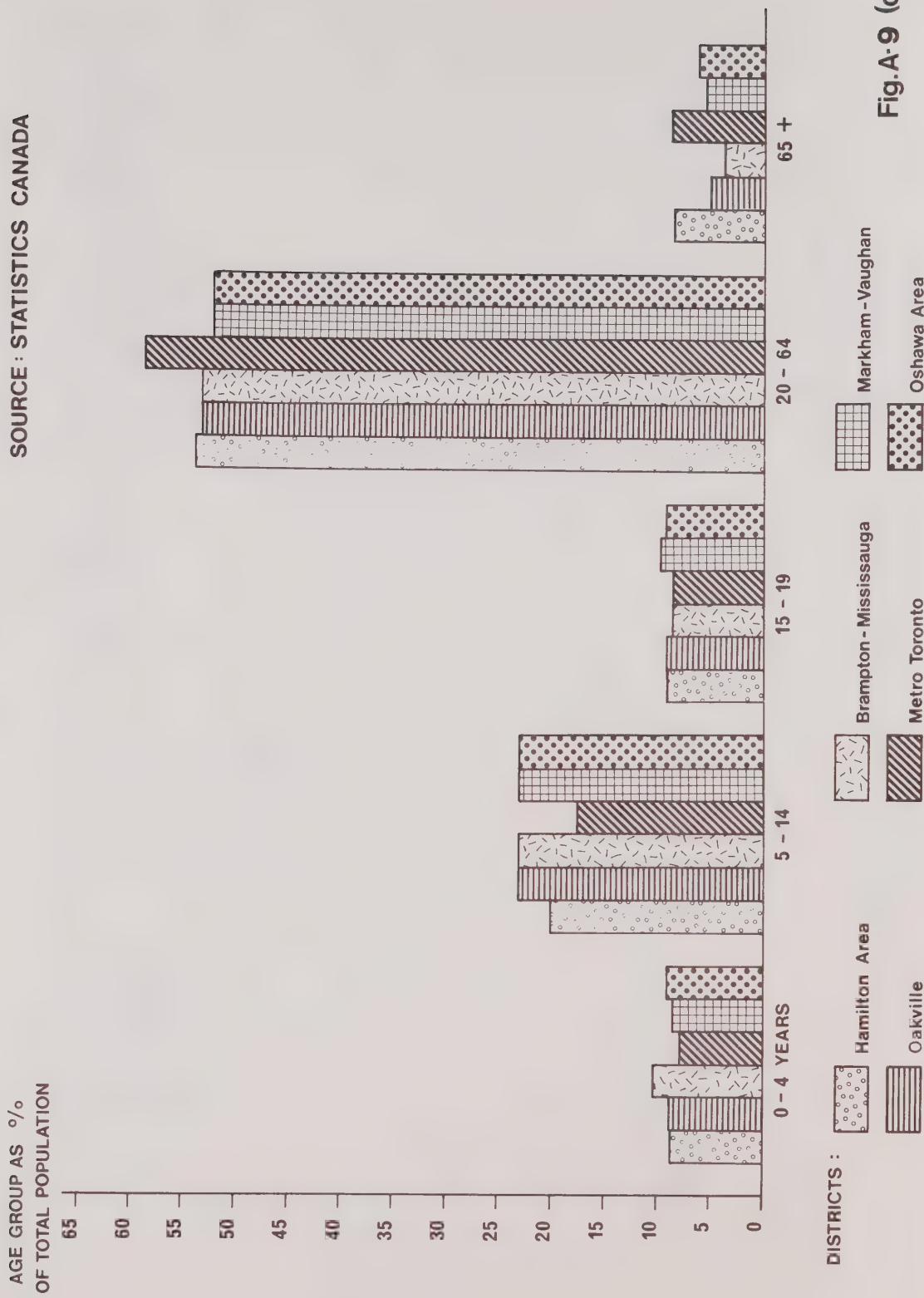
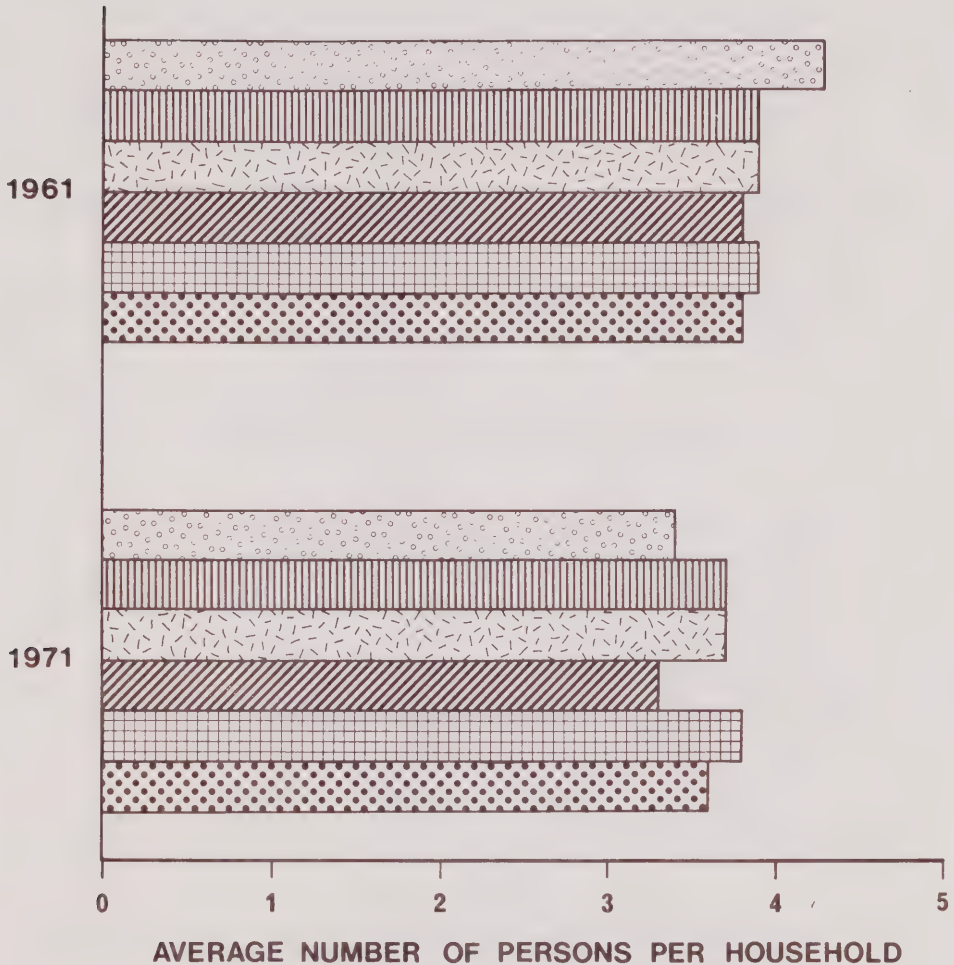


Fig.A-9 (cont'd)

AVERAGE HOUSEHOLD SIZE FOR SIX DISTRICTS OF THE LAKESHORE STUDY AREA, 1961 and 1971



DISTRICTS :



Hamilton Area



Oakville



Brampton - Mississauga



Metro Toronto



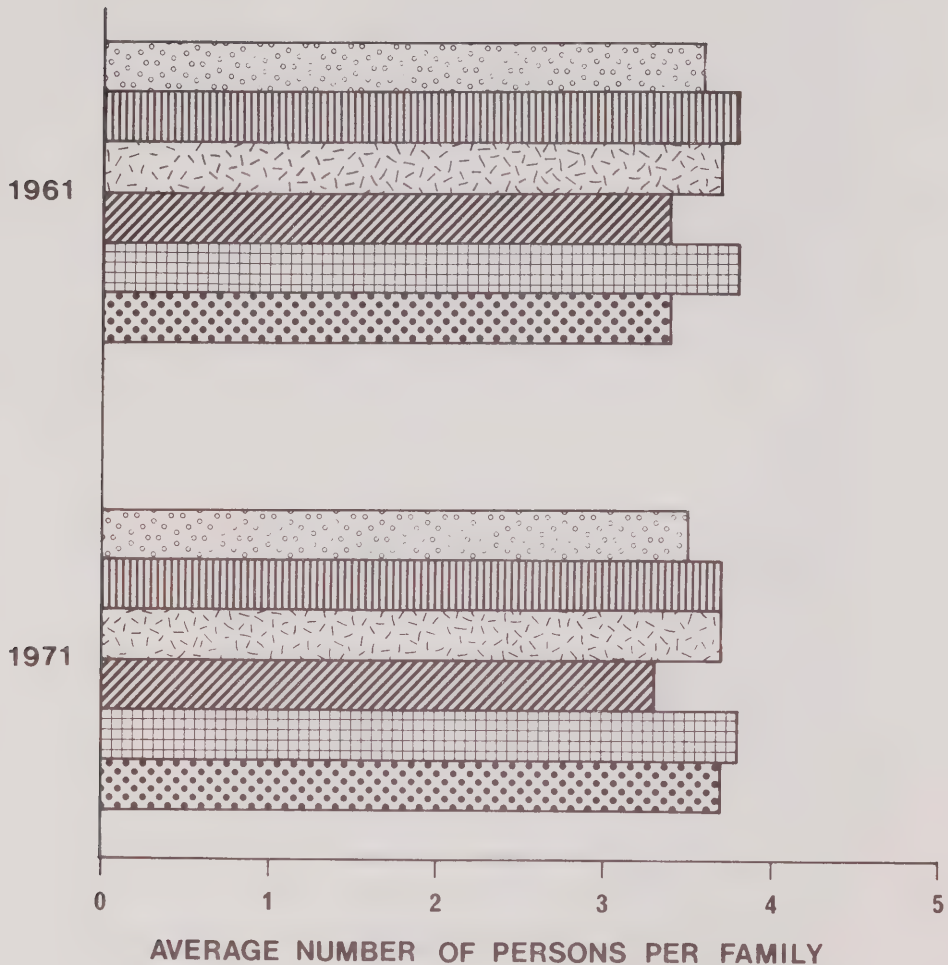
Markham - Vaughan



Oshawa Area

SOURCE : STATISTICS CANADA

AVERAGE FAMILY SIZE FOR SIX DISTRICTS OF THE LAKESHORE STUDY AREA, 1961 and 1971



DISTRICTS :



Hamilton Area



Oakville



Brampton - Mississauga



Metro Toronto



Markham - Vaughan

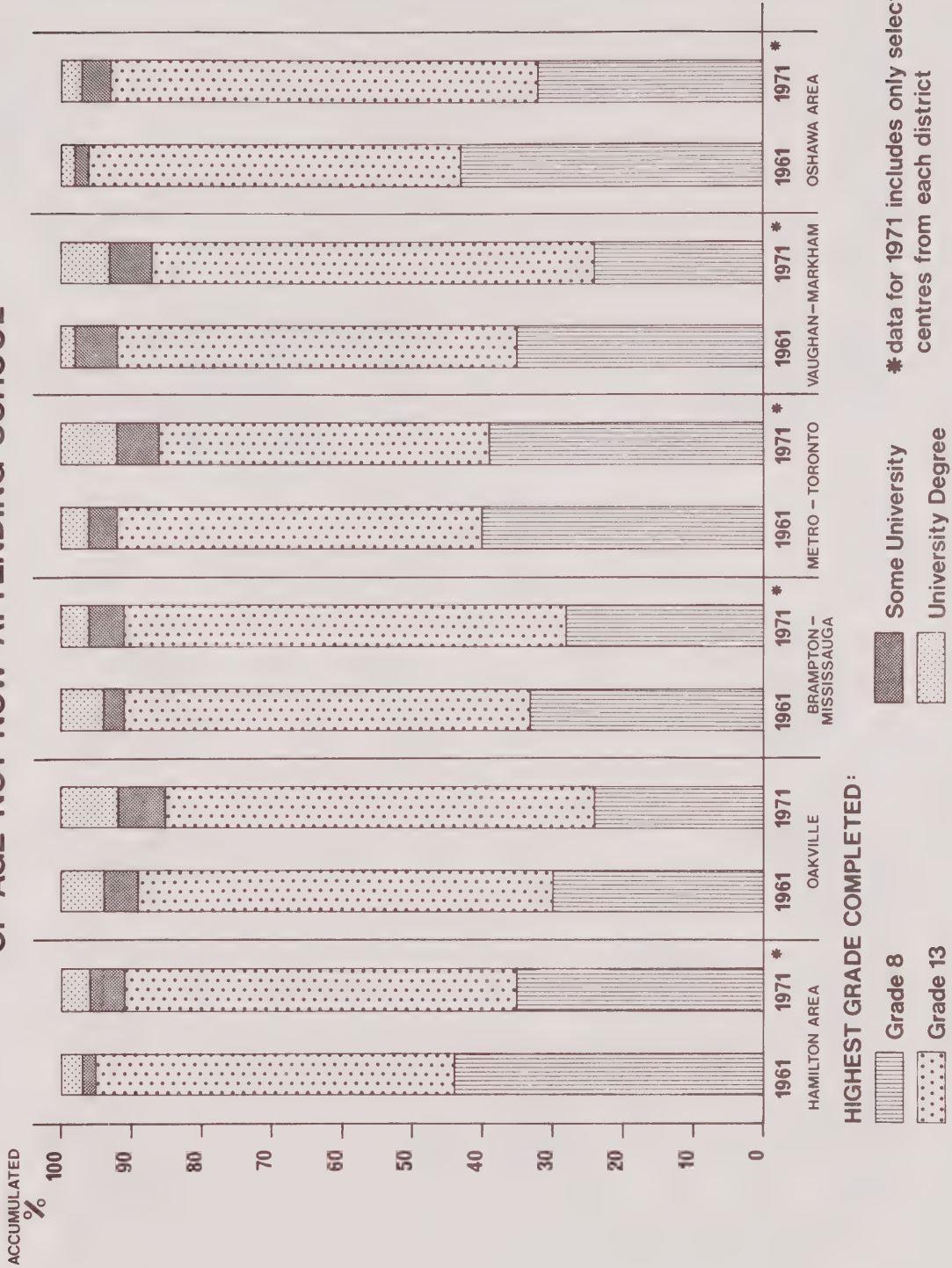


Oshawa Area

SOURCE : STATISTICS CANADA

Fig. A-10(cont'd)

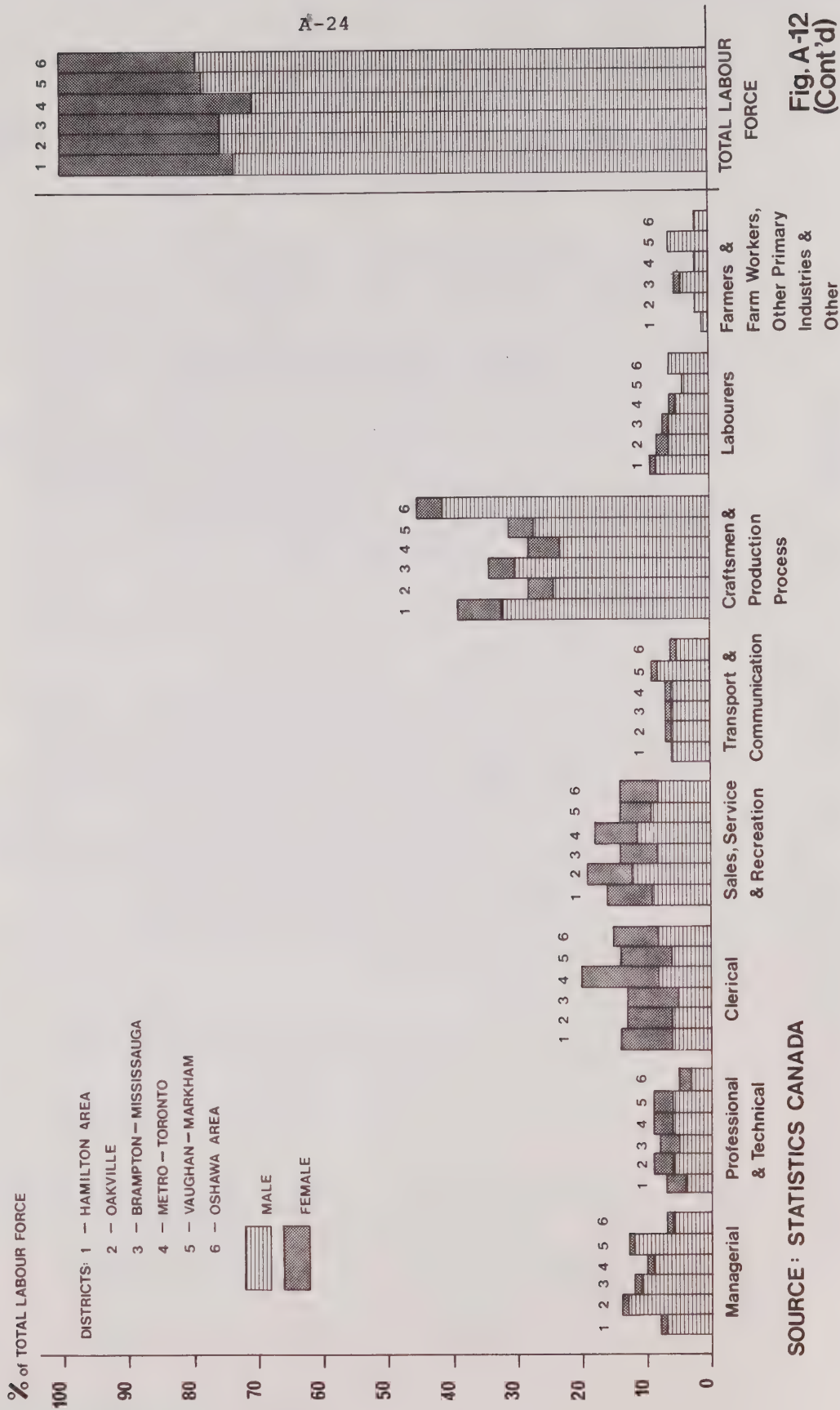
EDUCATIONAL ATTAINMENT BY % OF POPULATION OVER 5 YRS. OF AGE NOT NOW ATTENDING SCHOOL



SOURCE : STATISTICS CANADA

Fig. A-11

**LABOUR FORCE BY OCCUPATIONAL CATEGORIES & SEX
FOR SIX DISTRICTS OF THE LAKESHORE STUDY AREA
1951**



SOURCE: STATISTICS CANADA

Fig. A-12
(Cont'd)

LABOUR FORCE BY OCCUPATIONAL CATEGORIES & SEX
FOR SIX DISTRICTS OF THE LAKESHORE STUDY AREA
1961



SOURCE: STATISTICS CANADA

Fig. A-12
(cont'd)

LABOUR FORCE PARTICIPATION RATE IN SELECTED CENTRES OF LAKESHORE STUDY AREA, 1961

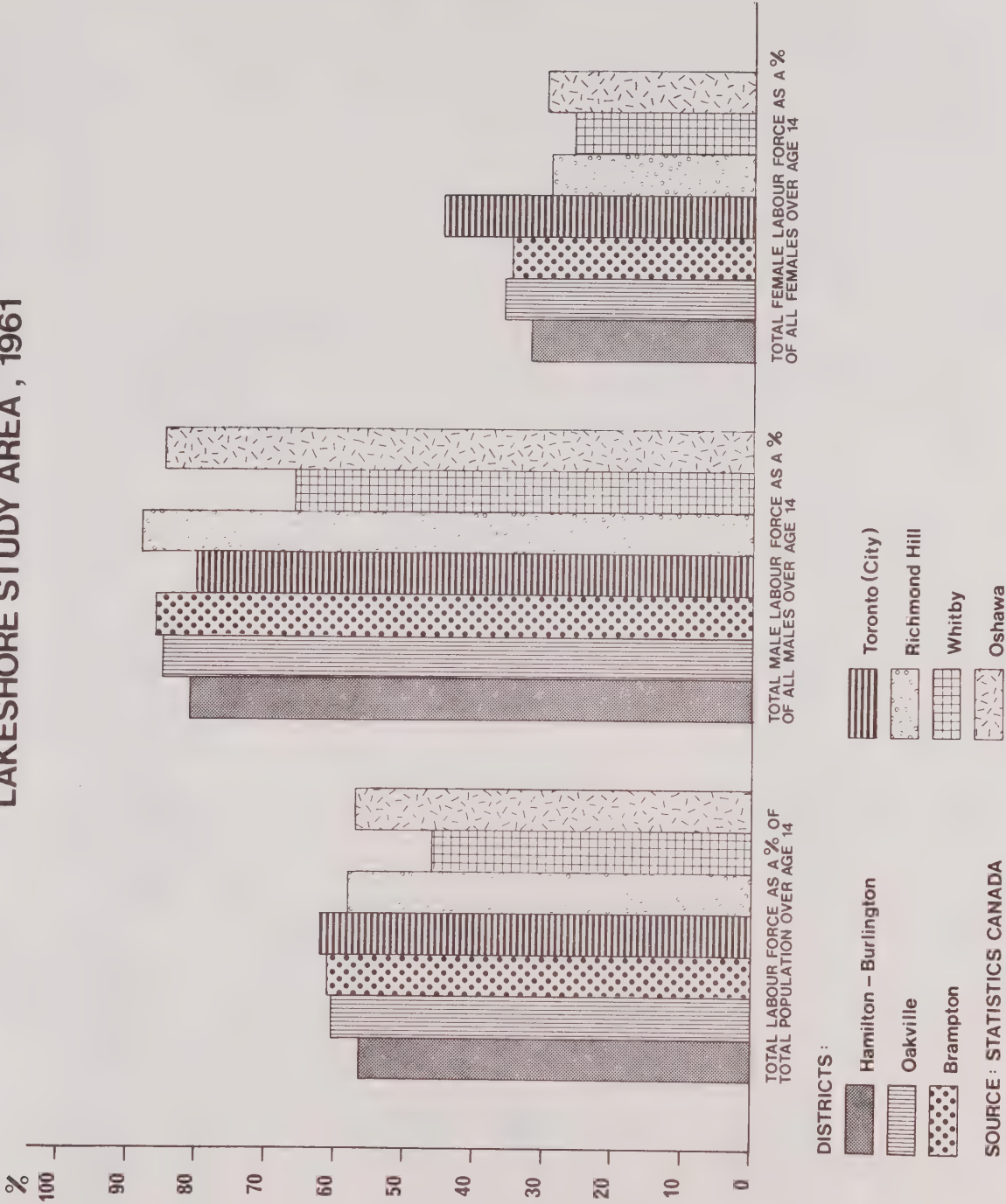


Fig.A-13

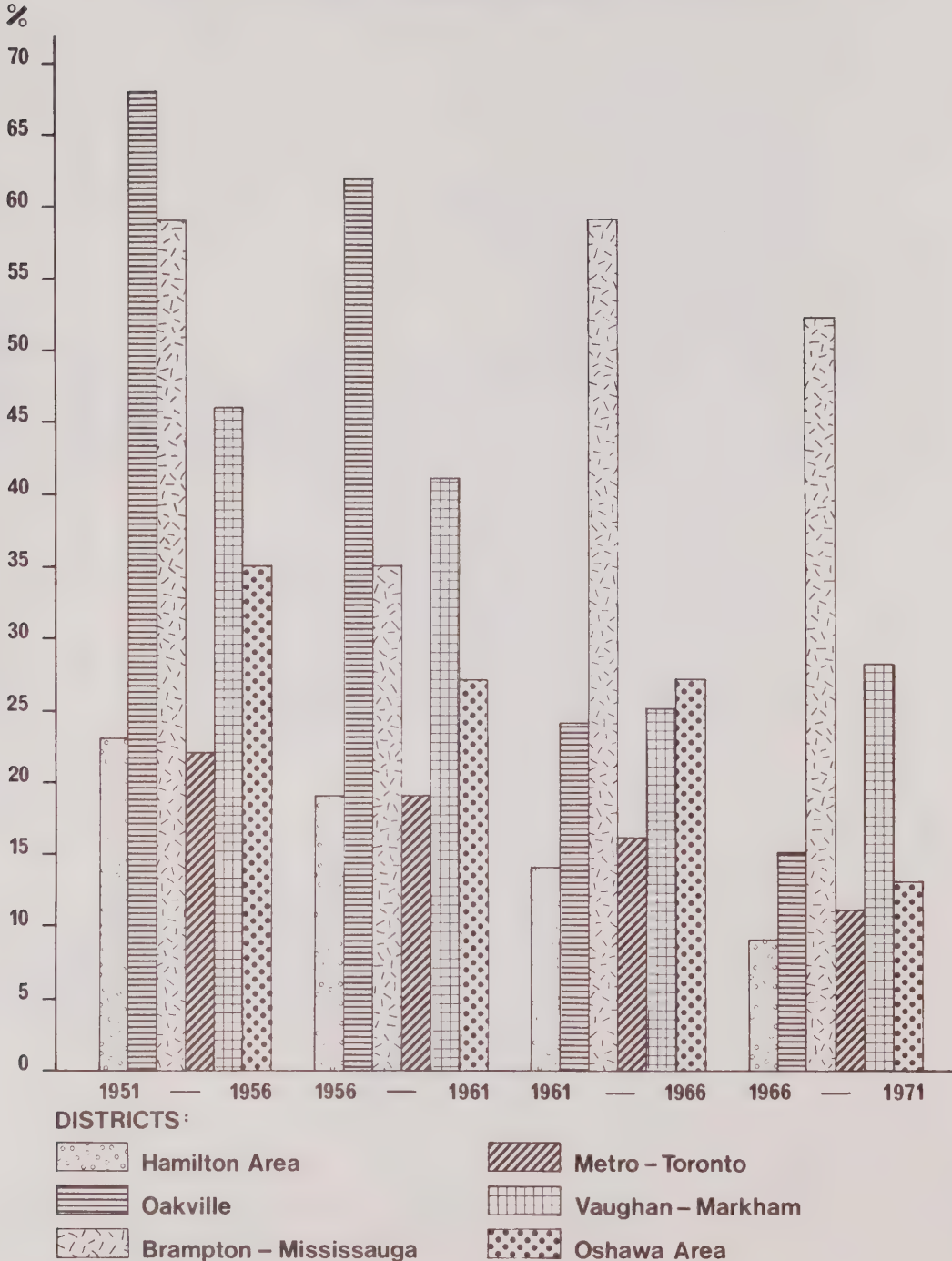
INCOME TAX RETURNS BY INCOME CLASS FOR MAJOR CENTRES IN THE LAKESHORE STUDY AREA - 1971



SOURCE : TAXATION STATISTICS, 1973 EDITION

Fig. A-14

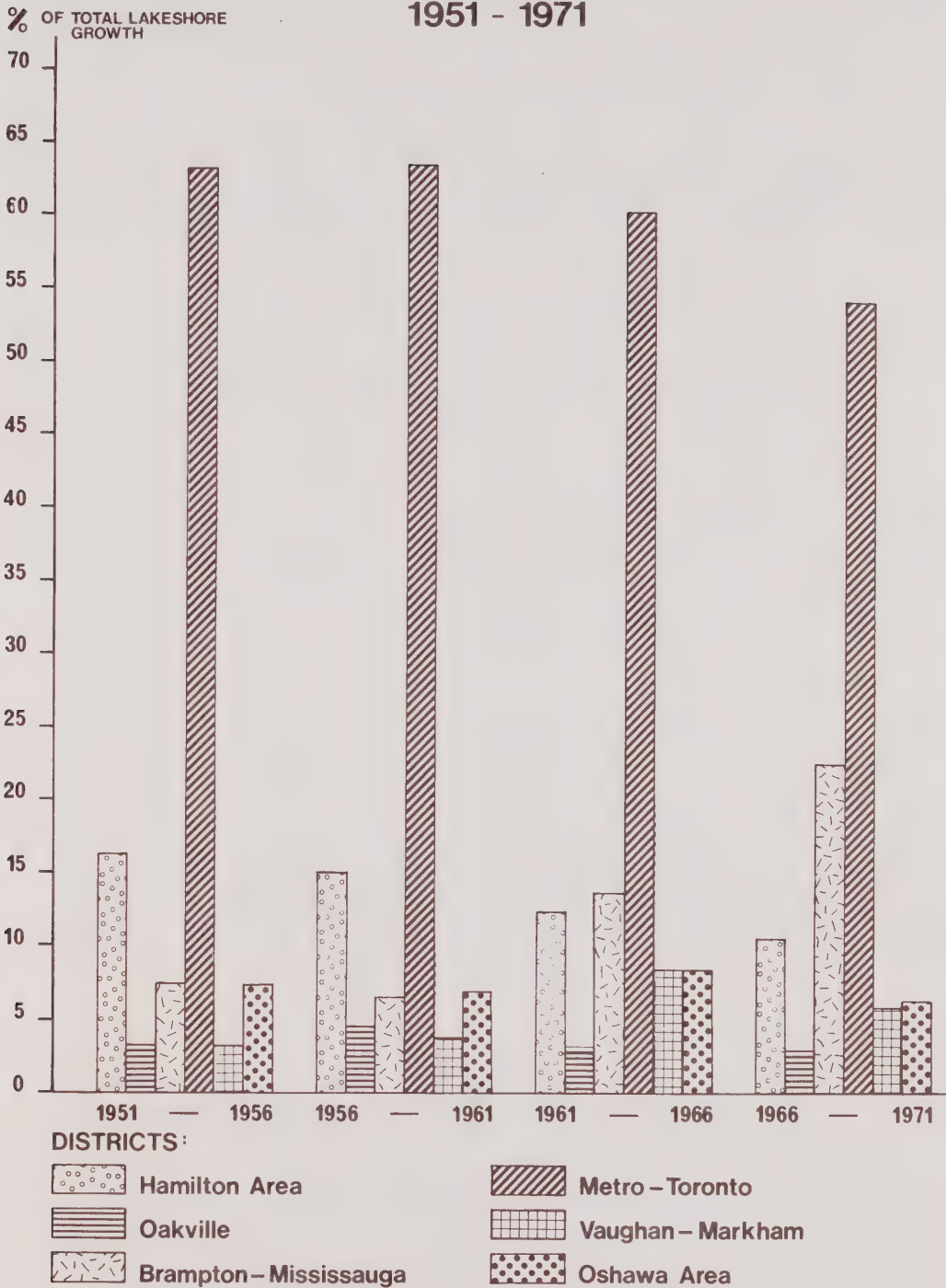
GROWTH RATE OR PERCENTAGE POPULATION INCREASE BY DISTRICT FOR LAKESHORE STUDY AREA BY 5 YEAR INTERVALS 1951 to 1971



SOURCE : STATISTICS CANADA

Fig. A-15

DISTRIBUTION OF POPULATION GROWTH ACROSS LAKESHORE STUDY AREA BY FIVE YEAR INTERVALS



SOURCE: STATISTICS CANADA

Fig. A-16

A-4.0 A COMPARISON OF SELECTED TORONTO C.M.A. CENSUS TRACTS, 1971, INCLUDING NEW AND OLDER HIGH GROWTH AREAS, PLANNED COMMUNITIES AND O.H.C. PROJECTS

4.1 Identification of Census Tracts

A wide selection of "high growth" census tracts were chosen for analysis. As a rule of thumb, an increase of 5,000 or more residents or 150% over a five year period was taken as an indicator of high growth. Three major types of privately developed areas in the Toronto Census Metropolitan Area were selected:

1. Recent high growth areas in which the high growth occurred between 1966 and 1971;
2. Older high growth areas in which the high growth occurred between 1956 and 1961; and
3. Old and new "planned" communities, namely, Don Mills, Meadowvale and Erin Mills.

A wide variation of housing densities within both the recent and older high growth areas was also selected for analysis.

For comparative purposes, certain areas with some degree of public financing were also included:

1. North Regent Park, an Ontario Housing Corporation (O.H.C.) Project, and
2. Malvern, A Home Ownership Made Easy (H.O.M.E.) project by O.H.C.

The most current and comprehensive data available is contained in the 1971 census. It was felt that since high growth in most of these areas had occurred so recently, any earlier data would not be relevant. It is unfortunate that, to date, crucial data concerning income, occupation and educational attainment are not yet available from the 1971 census.

4.2 Population Age Groups

The 1971 population age groupings for the selected census tracts across Metropolitan Toronto are shown in Figure A-17.

There seems to be considerable variation within these high growth areas; a number of patterns, however, do emerge. Five of the six new high growth census tracts and both new "planned communities" are comprised of relatively high proportions of 0-4 year olds (between 10% and 12%). This is higher than the national, provincial and metro averages which in 1971 were, combined, 8%. On the other hand, the old high growth areas and Don Mills tend to display a lower proportion of 0-4 year olds.

The Thorncliffe Park population is characterized by the lowest proportion of 0-19 year olds and one of the highest percentages of over 65 year olds of all census tracts examined. These characteristics may be due partly to the number of apartments in Thorncliffe Park and to its proximity to downtown Toronto.

Among the old high growth areas, census tracts 247 and 313, being low to medium density developments, are characterized by very similar younger population age profiles while the higher density tract 287 displays a significantly more mature population.

Meadowvale and Erin Mills which are very new "planned" areas are characterized by very large proportions of young adults, 49% in Meadowvale between the ages of 20 and 34, compared with the older "planned" community of Don Mills with 26%. Meadowvale contains very few persons over 54 years of age, while in Don Mills, this age group constitutes 14%.

The two types of O.H.C. housing are geared toward differing markets. While O.H.C. rental units, such as the Regent Park project, for example, are intended for lower income families, the H.O.M.E. ownership program is directed more toward the middle income sector that does not qualify for O.H.C. rental, yet cannot afford to buy housing on the private market.

In contrast to the O.H.C. rental population, H.O.M.E. areas show a higher rate of married adults, employed family heads, younger family heads, fewer children and higher incomes. Compared to other areas examined, Malvern is one of the higher areas in terms of the proportion of children in the total population (unfortunately, the ages of the children are not available); young adults predominate in the adult population (the calculation of the ages of the adult population was based on the "age of family head" data); and, the over 55 population is negligible (less than 1% of the total).

4.3 Family and Household Size

Average family size varies from 2.6 persons in Thorncliffe Park to 4.2 persons in census tract 248 in Etobicoke. (See Figure A-18.)

It seems that the lower density areas have larger families on the average than do the higher density areas. Childless couples occur more frequently in the higher density areas than in the lower ones.

While Don Mills and Meadowvale are similar with regard to the size of their families and the number of children per family, it is probable that this occurs for two different reasons: the adults in Don Mills are more likely to have completed their child bearing stage, while most of the adults in Meadowvale are just beginning to have their families.

In the areas developed by the Ontario Housing Corporation, large families with 3 or more children are more common than in almost all other tracts; childless couples are infrequent and one parent families seem to be more numerous than is the case in other privately developed areas.

AGE GROUPS BY PER CENT OF TOTAL POPULATION , 1971

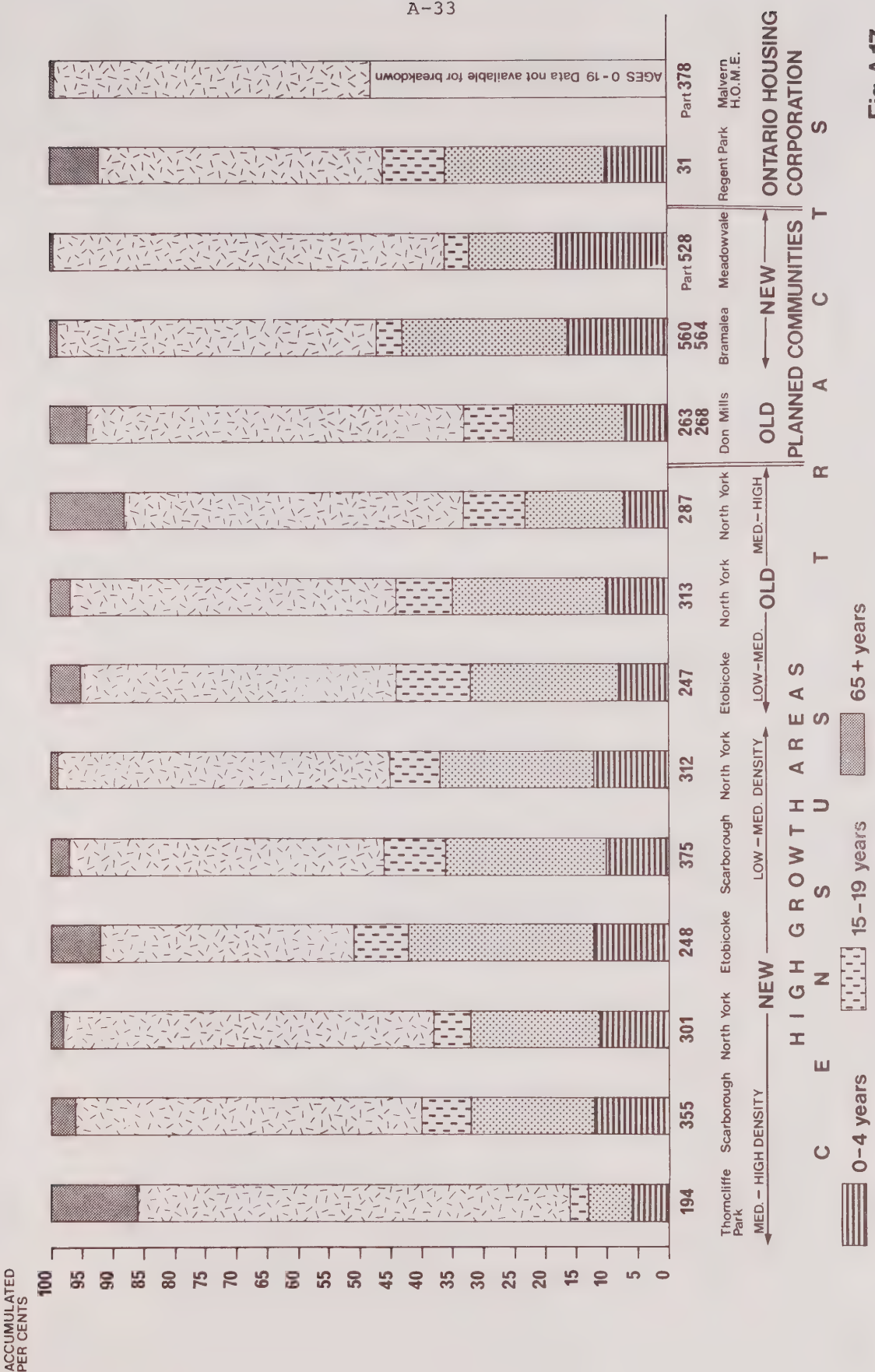
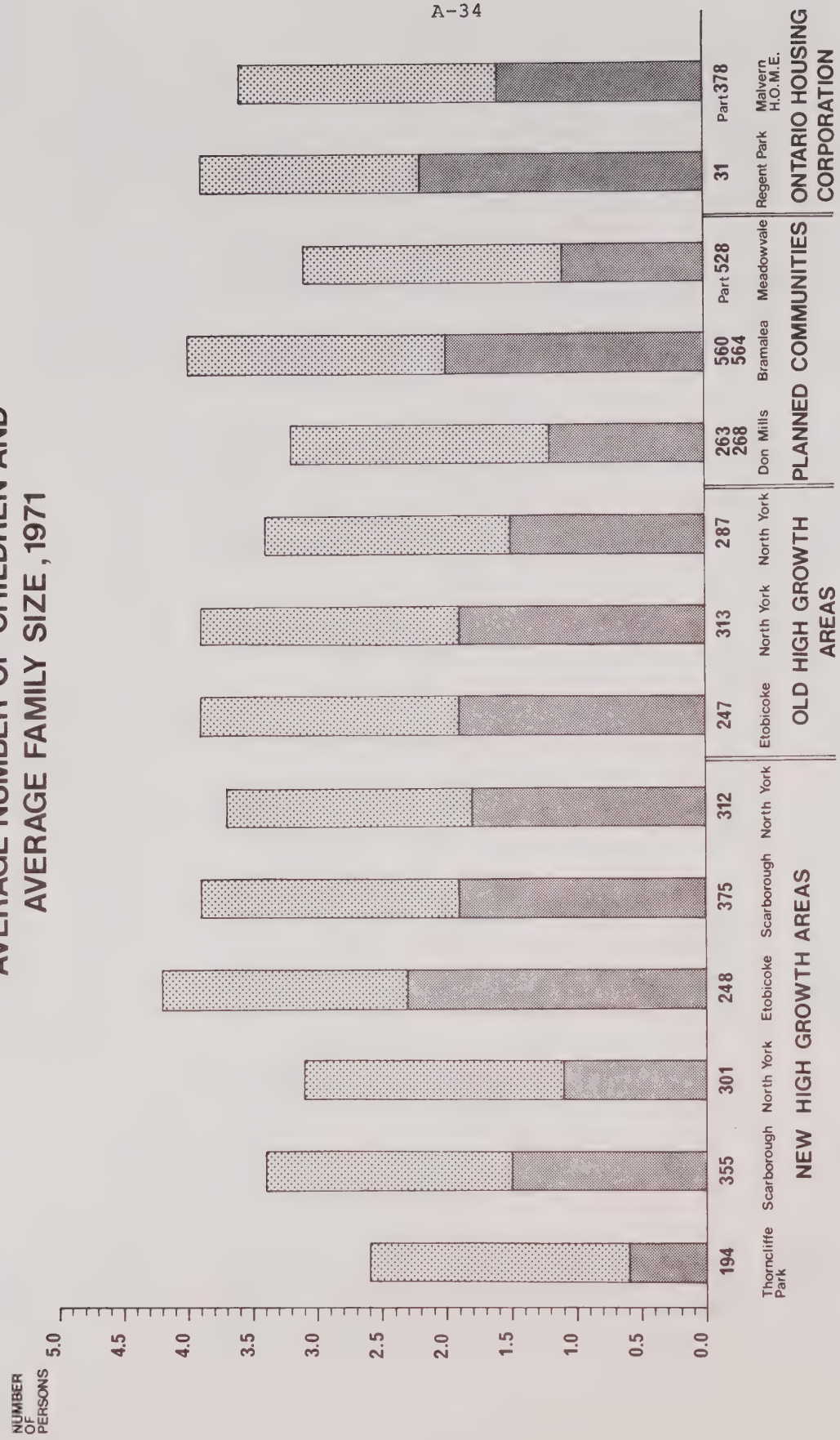


Fig. A-17

AVERAGE NUMBER OF CHILDREN AND
AVERAGE FAMILY SIZE, 1971



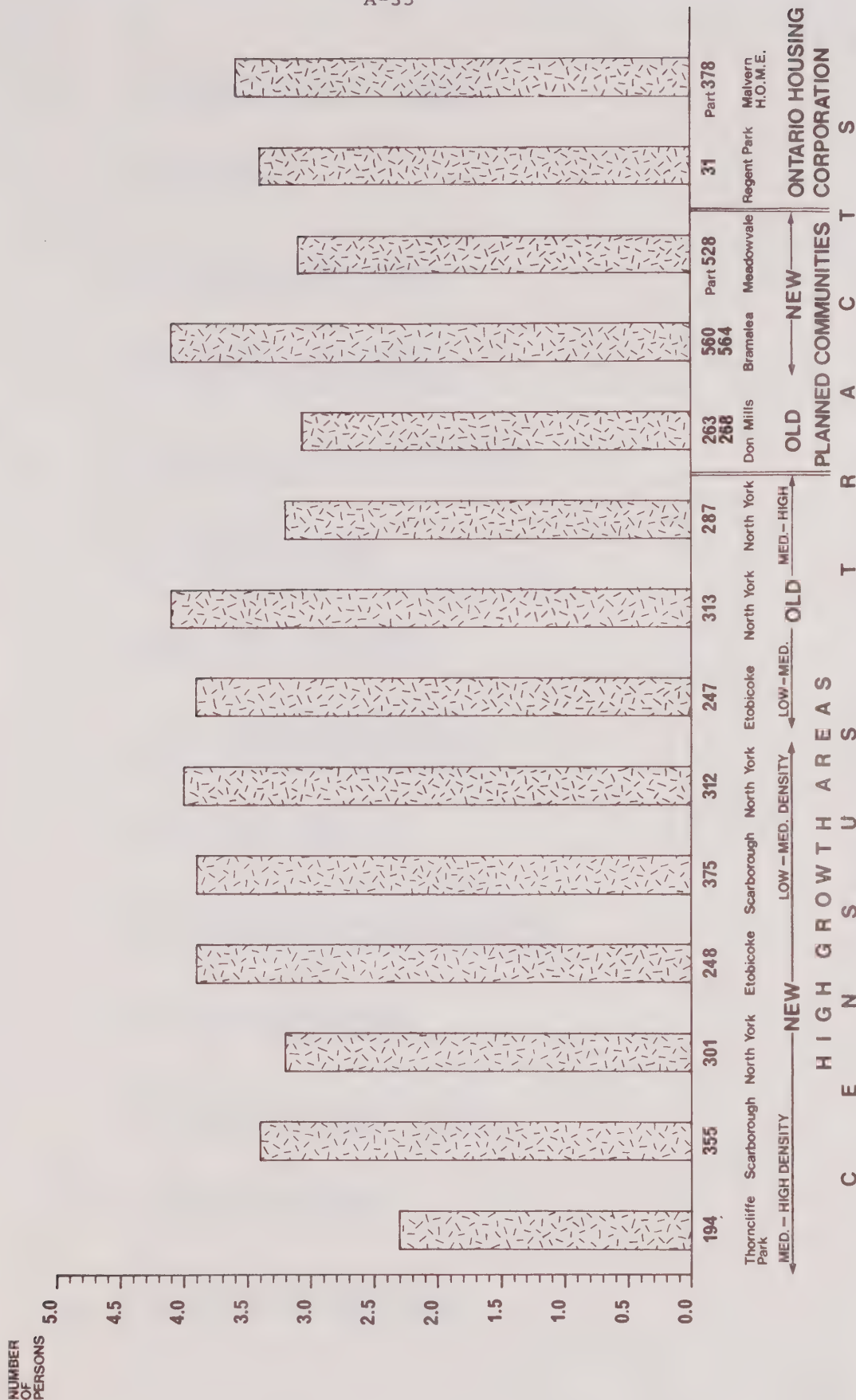
■ Average No. Children Per Family ▨ Average No. Persons Per Family

SOURCES : STATISTICS CANADA & MEADOWVALE BUYER PROFILE & ONTARIO HOUSING CORPORATION

Fig. A-18

AVERAGE HOUSEHOLD SIZE, 1971

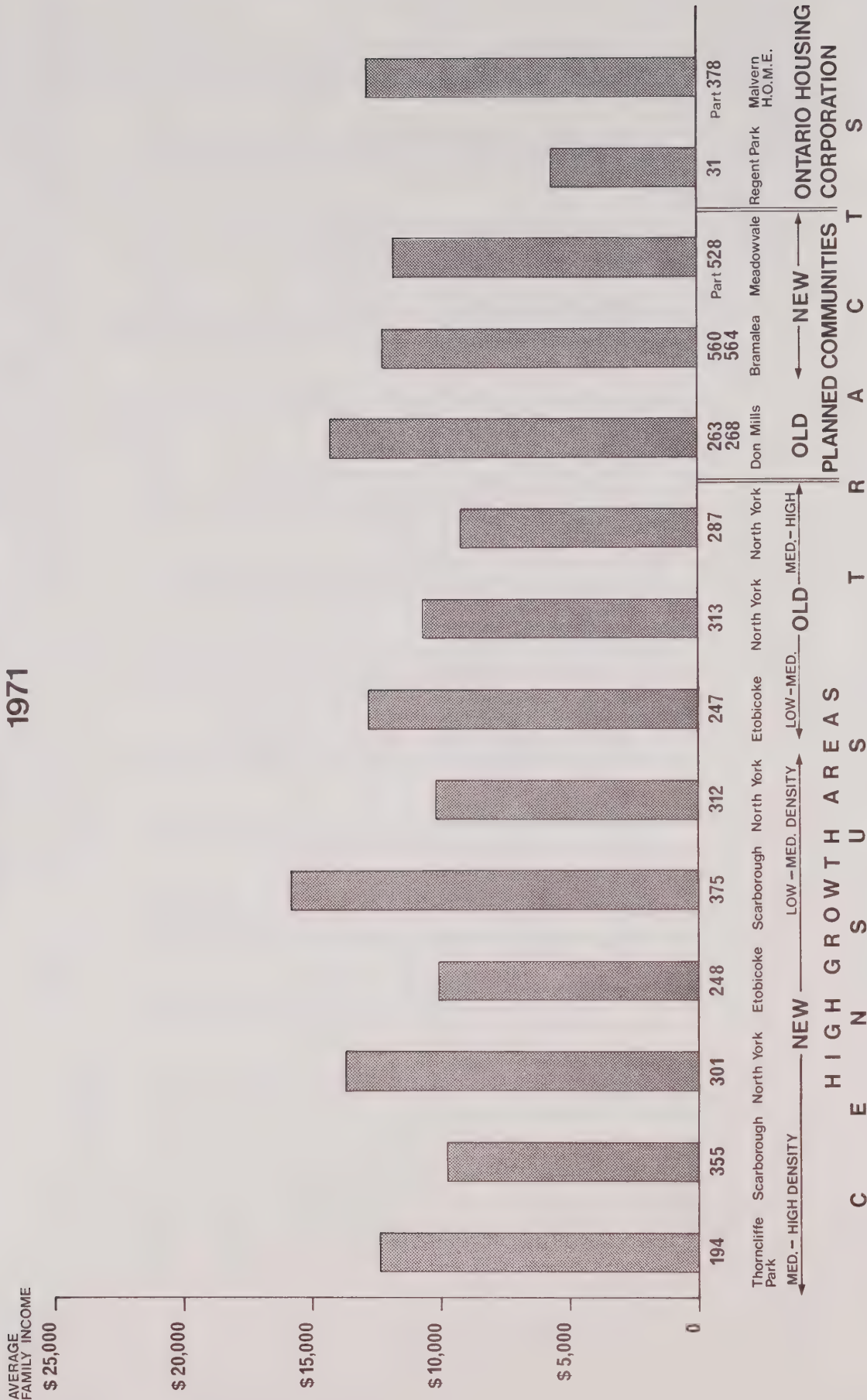
A-35



SOURCES: STATISTICS CANADA & MEADOWDALE BUYER PROFILE & ONTARIO HOUSING CORPORATION

Fig. A-19

AVERAGE FAMILY INCOME 1971



SOURCE : CENSUS OF CANADA

Fig. A-20

A-5.0 HOUSING NEEDS IN THE METROPOLITAN TORONTO AREA5.1 The Paterson Report

The Paterson Report, Housing Needs in the Metropolitan Toronto Planning Area, prepared for the Metropolitan Toronto Planning Board in 1969, attempted to deal with the total housing need to 1981.

Although the Paterson Report was prepared five years ago using data from 1966, it is the only existing study that attempts to quantify the profile of housing needs to 1981.

"The Requirement over the 1966-1981 period if the postulated housing goals are to be met by the latter year, may be said to consist of two components: (1) overcoming the 1966 housing deficiency or backlog, and (2) accommodating new population growth, losses to the 1966 housing stock and a reduction of the number of the individual lodgers in the surviving 1966 stock."*

Table A-1 presents the breakdown of housing need based on a total need for 421,428 shelter units between 1966 and 1981.

TABLE A-1 BREAKDOWN OF HOUSING NEED BETWEEN 1966 AND 1981,
METROPOLITAN TORONTO PLANNING AREA

1. able to find adequate shelter within own income	39% of total housing need
2. unable to find adequate shelter within own income	
(a) eligible for public housing (23% family units + 6% elderly persons units)	29% of total housing need
(b) ineligible for public housing	32% of total housing need
Therefore, those requiring assistance	61% of total housing need.

* Paterson Planning and Research, page 9.

The Paterson Report also calculates the distribution of all families and individuals who will require shelter by 1981 by the size of family and by the monthly shelter costs they can afford. Figure A-20 represents this data in compressed form. In general, if the Paterson figures served as the base from which housing was provided to meet all housing needs, 24% of the units would be for individuals (40% of whom would be elderly persons), 26% would be for two person families (38% of whom would be elderly couples, the rest being distributed between childless couples, and one parent/one child families), 19% would be for three person families, 16% for four person families, and 14% for five or more person families.

5.2 The Comay Report

The Ontario Advisory Task Force on Housing Policy with Eli Comay as Chairman, indicates that 11% of all families in the Metropolitan Toronto area are unable to afford the basic necessities of life excluding housing, while 30% are unable to afford the basic necessities or buy minimum housing. Based on these calculations, housing which would meet these families needs would be distributed in the following manner by family size:

TABLE A-2 FAMILIES WITHOUT READY ACCESS TO THE HOUSING MARKET, METROPOLITAN TORONTO 1971¹

Family Size	% of Families by Size Unable to Afford Basics	% of Families by Size Unable to Afford Basics + Buy Minimum Housing
2	12	31 (or 10% of all families)
3	9	28 (or 6.3% of all families)
4	9	26 (or 6.2% of all families)
5+	11	34 (or 7.3% of all families)
ALL FAMILIES	11	30

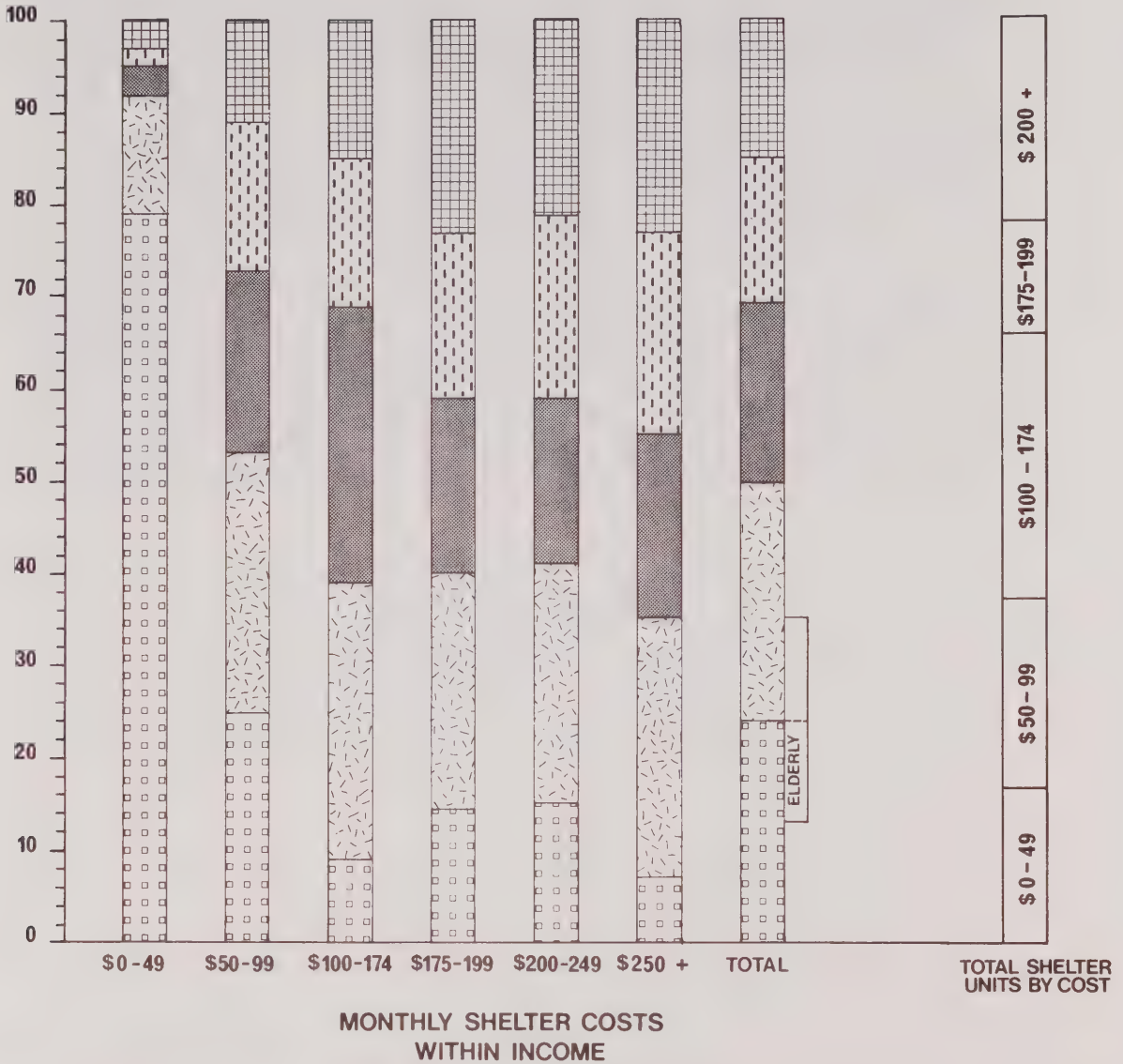
¹ SOURCE: Advisory Task Force on Housing Policy, Eli Comay Chairman, page 17.

Although the Comay figures give an idea of the current housing need among low-income families and the distribution of families of different sizes, they give little indication of future need or the need among middle and upper income groups for housing that is supplied to meet population growth and its financial accessibility.

If the Comay figure of 30% and the Paterson figure of 29% were actually about the same populations, then there would be considerable agreement between the two reports on the distribution of need among the lower income groups. However, there are two important differences in the populations with which the two reports deal and the type of housing in question. The 30% Comay figure applies only to families of 2 or more persons, and only with reference to their ability to buy housing. The Paterson Report, on the other hand, refers to individuals and families, and their ability to afford all types of housing, rented or owned. At this point, it is impossible to judge their comparability or potential comparability. Given the fact that both are based on data at least 5 years old, it is reasonable to assume that both figures are conservative estimates.

DISTRIBUTION OF ALL INDIVIDUALS AND FAMILIES BY SIZE WHO WILL REQUIRE HOUSING BY 1981 IN THE METROPOLITAN TORONTO PLANNING AREA BY MONTHLY SHELTER COST

% OF SHELTER *
UNITS



Individuals
 3 Person Families
 5 Person Families
 2 Person Families
 4 Person Families

* SHELTER UNIT: "Accommodation occupied by a family or a non-family individual"

SOURCE: TABLE 25, PAGE 57, PATERSON

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APPENDIX B

OSHAWA DEMOGRAPHIC CHARACTERISTICS

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B-1.0 POPULATION CHARACTERISTICSTABLE B-1TOTAL POPULATION, OSHAWA

1971 - 91,590

1966 - 78,082

There was a population increase of 13,508 between 1966 and 1971. This increase is 14.7% of the total 1971 population.

TABLE B-2POPULATION BY ETHNIC BACKGROUND, OSHAWA, 1971

(6 largest groups)

ETHNIC BACKGROUND*	% OF TOTAL POPULATION	RANKING
British Isles	67.1%	1
French	6.1%	2
Ukrainian	4.6%	3
German	4.2%	4
Polish	3.6%	5
Italian	3.2%	6
Other	11.3%	7

* "Ethnic Background" is traced through a person's father. It is the ethnic or cultural group to which he or his ancestor belonged on coming to this country.

TABLE B-3

POPULATION BY RELIGION, OSHAWA
(6 largest groups)

RELIGION	% OF TOTAL POPULATION	RANKING
United Church	30.1%	1
Roman Catholic	28.4%	2
Anglican	14.3%	3
Presbyterian	5.5%	4
No Religion	4.3%	5
Baptist	4.2%	6
Other	13.2%	-

As 28.4% of the population are Roman Catholics, this should give some indication of the number of Roman Catholic schools required.

TABLE B-4

POPULATION BY LANGUAGE MOST OFTEN SPOKEN AT HOME, OSHAWA 1971
(6 largest groups)

LANGUAGE	% OF TOTAL POPULATION	RANKING
English	90.0%	1
Italian	2.2%	2
Ukrainian	1.9%	3
French	1.6%	4
Polish	1.3%	5
German	0.6%	6
Other	2.4%	-

From the statistics in Tables B-2 and B-4, it would appear that the Italians (as an ethnic group) retain their language at home more than any other ethnic group.

TABLE B-5

POPULATION BY OFFICIAL LANGUAGE, OSHAWA, 1971

OFFICIAL LANGUAGE*	% OF TOTAL POPULATION
English Only	92.7%
French Only	0.2%
Both English and French	5.9%
Neither English nor French	1.1%

TABLE B-6

POPULATION BY MOTHER TONGUE, OSHAWA, 1971

MOTHER TONGUE	% OF TOTAL POPULATION
English	82.9%
French	3.0%
Other	14.1%

From the statistics in Tables B-5 and B-6, we see that 3.0% of the population say French is their Mother Tongue, while only 0.2% of the population consider French as their Official Language.

* "Official Language" refers to the ability to carry on a conversation of some length on various topics in either languages of Canada (English or French).

B-2.0 AGE, SEX AND MARITAL STATUSTABLE B-7

POPULATION AGE GROUPS, OSHAWA, 1971

AGE	% OF TOTAL POPULATION
5 yrs and over	90.6%
15 yrs and over	69.0%
65 yrs and over	6.6%

TABLE B-8

POPULATION BY SEX, OSHAWA, 1971

SEX	% OF TOTAL POPULATION	15 YEARS AND OVER
Male	49.7%	34%
Female	50.3%	35%

TABLE B-9

POPULATION BY MARITAL STATUS, OSHAWA, 1971

MARITAL STATUS	% OF TOTAL POPULATION
Single, Total	46.2%
Married	49.1%
Widowed	3.9%
Women Ever Married*	28.3%

* "Women Ever Married" are defined as women 15 years and over, identified as married, widowed, divorced or separated.

If we add the married people (49.1%) and the widowed people (3.9%) we get 53.0% of the total population ever married. Because more than half the population ever married are women (28.3%), it would indicate that there are more "single" women than men who have been or are married living in Oshawa.

B-3.0 EDUCATION - LABOUR FORCE

TABLE B-10

POPULATION BY EDUCATION LEVEL, OSHAWA, 1971

EDUCATION	% OF TOTAL POPULATION
Less than Grade 9	40.1%
Some University or Over	5.4%
Attending School Full Time	27.8%

The statistics concerning levels of education are not conclusive because 27.8% of the population are in full time attendance at school and are, therefore, able to further their education.

TABLE B-11

LABOUR FORCE AS PERCENT OF POPULATION
15 YEARS AND OVER, OSHAWA, 1971

LABOUR FORCE	EMPLOYED	UNEMPLOYED	TOTAL IN LABOUR FORCE
Male	26.0%	1.9%	27.9%
Female	12.9%	1.6%	14.5%
Total (Both Sexes)	38.9%	3.5%	42.4%

Of the males 15 years of age and over (34.0% of population), 27.9% of the population are males in the labour force. Within this 27.9%, 26.9% of the total number of males were wage-earners and 1.0% were self-employed.

Of the females 15 years of age and over (35.0% of the population), 14.5% of the population are females in the labour force. Within this 14.5%, 13.8% of the total number of females were wage-earners and 0.2% were self-employed.

TABLE B-12

OCCUPATION BY TOTAL POPULATION AND SEX, OSHAWA, 1971

GROUP	OCCUPATION*, MAJOR GROUP	MALE	FEMALE	% OF TOTAL POPULATION (Both Sexes)
	TOTAL	27.5%	14.0%	41.5%
11	Managerial, Administrative and Relative Occupations	1.2%	0.3%	1.5%
27	Teaching and Related Occupations	0.6	1.1	1.7
21, 23, 24, 33	Occupations in Natural Science, Engineering and Math. Occupations in Social Science and Related Fields Occupations in Religion Occupations in Artistic, Literary, Recreational & Related Fields)	1.4)))	0.2	1.6
31	Occupations in Medicine and Health	0.4	1.4	1.8
41	Clerical and Related Occupations	2.9	4.4	7.3
51	Sales Occupations	2.4	1.7	4.1
61	Service Occupations	2.0	1.9	3.9
71, 73, 75, 77	Farming, Horticultural and Animal Husbandry Occupations) Fishing, Hunting, Trapping and Related Occupations) Forestry and Logging Occupations) Mining and Quarrying, including Oil and Gas Field Occupations)	0.4)))	0.04	0.44
81, 82	Processing Occupations	1.1	0.2	1.3
83, 85	Machining and Related Occupations) Product Fabricating, Assembling and Repairing Occupations)	7.8	1.2	9.0
87	Construction Trades Occupation	2.2	-	2.2
91	Transport Equipment Operating Occupations	1.2	-	1.2
Other	Materials Handling and Related Occupations; Other Crafts) and Equipment Operating Occupations and Occupations not) Elsewhere Classified (also 87, 91 for females))	2.3	0.5	2.8

* "Occupation" refers to the specific kind of work the person did in his or her job.

TABLE B-13

INDUSTRIAL DIVISIONS BY POPULATION, OSHAWA, 1971

GROUP	INDUSTRIAL DIVISIONS*	% OF TOTAL POPULATION
	TOTAL, Both Sexes	
1, 2, 3, 4	Agriculture; Forestry; Fishing and Trapping) Mining (including Milling) Quarries and Oil Wells)	0.2%
5	Manufacturing Industries	17.1%
6	Construction Industries	2.0%
7	Transportation, Communication and Other Utilities	2.2%
8	Trade	5.9%
9	Finance, Insurance and Real Estate	1.4%
10	Community Business and Personal Service Industries	8.6%
11	Public Administration and Defence	1.9%

B-8

* The "Industry Divisions" are based on the general nature of the business carried out in the establishment where the respondent was employed.

B.4.0 INCOMETABLE B-14

PERSONAL INCOME* BY POPULATION, OSHAWA, 1971

TOTAL INCOME	MALE	FEMALE	% OF TOTAL POPULATION (Both Sexes)
\$7,000	16.8%	19.6%	36.4%
\$7,000 - \$9,999	8.1%	1.7%	9.8%
\$10,000	5.3%	0.4%	5.7%

53.4% of the total population 15 years of age and over have an income. Of this 53.4%, 31.2% are males and 22.2% are females.

The average income for a male is \$7,397 and for a female is \$3,047. The median income for a male is \$6,699 and for a female is \$2,201.

TABLE B-15

HOUSEHOLD INCOME** OSHAWA, 1971

TOTAL HOUSEHOLD INCOME	% OF TOTAL HOUSEHOLDS
- \$ 7,000	31.8%
\$ 7,000 - \$ 9,999	23.9%
\$10,000 - \$14,999	28.7%
\$15,000 +	15.6%

* "Personal Income" refers to a person's income from all sources i.e. pensions, wages, tips, investments, etc.

** "Household Income" refers to the sum of the incomes received by all members of the household 15 years of age and over.

The total number of households is 26,485.

The Average total income per household is \$10,248. The Median total income per household is \$9,287. The Average total income per household head is \$7,832. The Median total income per household head is \$7,875.

44.3% of all households make over \$10,000 per year and 15.6% of all households make over \$15,000 per year.

Based on an average total income per household head of \$7,832, one could assume that more than 44.3% of all households have more than one source of income.

B.5.0 OCCUPIED DWELLINGS

TABLE B-16

DWELLINGS BY TENURE, OSHAWA, 1971

OCCUPANCY	% OF TOTAL DWELLINGS
Owner-occupied	65%
Tenant-occupied	35%

TABLE B-17

DWELLINGS BY TYPE, OSHAWA, 1971

CLASSIFICATION	% OF TOTAL DWELLINGS
Single detached	64.0%
Single attached	8.6%
Apartments (flats)	27.3%

TABLE B-18

DWELLINGS BY LENGTH OF OCCUPANCY, OSHAWA, 1971

PERIOD OF OCCUPANCY	% OF TOTAL DWELLINGS
less than 1 year	18.5%
1-2 years	17.8%
3-5 years	15.6%
6-10 years	17.1%
10 or more years	31.0%

The total number of occupied dwellings in Oshawa is 26,480. The median value per dwelling is \$24,604.00. The average cash rent is \$134.00. The average number of rooms per dwelling is 5.5. And the average number of persons per room is .62.

Of the 65% of the total dwellings that are owner-occupied, more than 1/2 of the people reported having a mortgage. The people who reported a mortgage though, represented only 35.3% of the total number of occupied dwellings (including apartments).

The number of owner-occupied dwellings (65%) and the number of single detached dwellings (64%) correspond. This would indicate that in 1971 people were not purchasing townhouses or apartments.

About 1/3 (31.0%) of the dwellings have been occupied by the same people for more than 10 years while 18.5% of the dwellings have been occupied for less than one year by the same people.

35.7% of the dwellings have been constructed since 1960 and 69% of the people reported living in more than one dwelling in the last 10 years. Based on the 1971 Census, homes were not available for 1/2 of these people 10 years ago (i.e. 1961). This would tend to indicate that the population would not be as transient as it would seem at first glance.

B.6.0 HOUSEHOLDS AND FAMILIESTABLE B-19

NUMBER OF HOUSEHOLDS AND FAMILIES, OSHAWA, 1971

Number of Households	26,485
Number of Families	23,295

3,715 households (14%) are not occupied by families.

505 households (1.9%) are occupied by more than one family.

TABLE B-20

NUMBER OF CHILDREN PER FAMILY, OSHAWA, 1971

NUMBER OF CHILDREN	% OF NUMBER OF FAMILIES
0	28.7%
2 or less	75.5%
4 or less	95.9%
5 and over	4.1%

APPENDIX C
HOUSE TYPE
DEMOGRAPHIC RELATIONSHIPS

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C-1.0 INTRODUCTION

Appendix C presents basic statistical data relating house type to demographic characteristics in Metro Toronto and the surrounding areas.

C-2.0 METHODOLOGY

Relationships between house type and demographic characteristics were derived from special tabulations prepared by Statistics Canada for the following census tracts or combinations of tracts:

<u>Description</u>	<u>Census Tract</u>
Thorncliff Park	194
Rexdale	247
Martin Grove	248
Don Mills	263, 268
Bathurst-Lawrence	287
Woodbine - 401	301
Sheppard - 401	312
400 - Sheppard	313
Eglinton - McCowan	355
Remainder of Metro Toronto	-
Sheppard - Pharmacy	375
Bramalea	560, 564
Markham - Vaughan - Richmond Hill	-
Oakville	-
Mississauga - Chinguacousy - Brampton	-
Wentworth - Burlington	-
Ajax - Oshawa - Whitby - Pickering	-

These tracts were examined and thirteen tract/house type combinations were selected as being representative of the trends and relationships apparent in the statistics.

Appendix C briefly outlines the housing type selected within each census tract and hypothesizes the occupant's behaviour and his reasons for selecting that housing type. Descriptive demographics are contained within each section and summarized at the end of Appendix C.

C-3.0 HOUSE TYPES

3.1 Single Family

The income level of single family households is generally higher than with other housing types. Available data suggests that income is not the only determinant of housing type; also

important are age of housing, quality, location, ethnicity and length of tenancy. For example, the income of the "mature tenants" of apartments in the Thorncliffe area is comparable to single family residents in the lower income areas of Bramalea and the Sheppard - 401 area.

In each of the census tracts selected, families in single family housing always show fewer working wives and always have a higher proportion of children than do apartment dwellers.

In each census tract, the proportion of managers and professionals living in single family housing is relatively high. However, the distribution does vary among tracts depending on price and location. In the "planned" area of Bramalea, for example, the distribution of managers and professionals among different housing types seems to be fairly even.

There is evidence of a shift through the ownership spectrum, with younger families selecting a single family house away from Metro Toronto, probably for economic reasons, while older, more mature and affluent families select a house closer to, or within Metro Toronto. From inspection of all the tracts, Bramalea seems representative of the former group, while the Woodbine - 401 and Sheppard - Pharmacy areas approximate the latter group.

3.1.1 Bramalea (Low price, single family house area)

Description

- . Most housing types, except apartments, are well represented in this area;
- . The occupational profile is dominated by the managerial/professional group but there is a good representation of all employment categories;
- . The median age of the head of household, being 30 to 34 years, is significantly lower than in the other tracts;
- . The incidence of children is slightly lower than in most other single family census tracts;
- . The incidence of working wives is relatively high for a single family area;
- . The average family income is not very high by house type standards.

Occupancy Profile*

The typical single family house occupant in this area is likely a young family in which the head of the household is in a junior managerial or professional occupation (if higher level of education) or in a more senior clerical or manufacturing position (if lower level of education). Incomes tend to indicate that a more costly single family house (Bramalea housing costs are relatively low) could not be afforded, but that the desire to have a single family house was relatively strong (as indicated by other demographic variables). Bramalea, therefore, would represent the early stages of home ownership.

Descriptive Demographics

Family Income			\$ 12,950.
% of wives working			59.3
% of families with children			85.0
Median age of head			30 - 34
Median age of oldest child			6 - 14
Occupation:	Managerial	%	10.0 **
(Head)	Professional	%	18.6 **
	Clerical	%	8.6
	Sales	%	17.8 **
	Service	%	5.9
	Primary	%	-
	Manufacturing	%	16.7
	Construction	%	5.6 **
	Transportation	%	9.3
	Other	%	7.5
Education:	University	%	7.1
(Head)	Some University	%	11.5
	12 - 13		43.9
	9 - 11		32.3
	8 or less		4.8
% Ownership			97.7

* This designation refers to the hypothetical occupancy characteristics of a particular house type.

** Indicates a proportionately higher share than all other housing types in this census tract.

3.1.2 Woodbine - 401 and Sheppard - Pharmacy - (High price, single family house area)

Description

- . Because they consist of relatively high priced single family homes with a significant apartment component, these areas are not homogeneous;
- . There is a significant dominance of the managerial and professional groups in this housing type, as well as in the census tract as a whole;
- . The median age of the head of the household, being 40 to 49 years, is similar to most other single family tracts examined, as well as for Metro Toronto as a whole;
- . The incidence of children is about average for single family houses;
- . The incidence of working wives is relatively low for a single family area but the difference between this and other areas is not significant;
- . The average family income was the highest of all areas examined.

Occupancy Profile

The typical single family house occupant in this area is likely an older family with a relatively mature head of household in a managerial or professional occupation. Both the age of the head of household and the age of the oldest child indicate that these people may be in a second cycle of their house buying life. There is an economic basis for the choice of house type.

Descriptive Demographics

	<u>Woodbine- 401</u>	<u>Sheppard- Pharmacy</u>	<u>Average</u> 1)
Family Income	\$21,984	\$18,290	\$20,137
% of wives working	59.6	54.2	56.9
% of families with children	85.6	85.4	85.5
Median age of head	40-49	40-49	40-49
Median age of oldest child	6-14	6-14	6-14

1) Average is not weighted

			Woodbine- 401	Sheppard- Pharmacy	Average ¹⁾
Occupation: (Head)	Management	%	40.6 *	29.6 *	35.1 *
	Professional	%	28.7 *	17.7 *	23.2 *
	Clerical	%	5.0	7.4	6.2
	Sales	%	12.9	19.6 *	16.3 *
	Service	%	1.0	4.3	2.7
	Primary	%	-	0.5 *	0.3
	Manufacturing	%	3.0	7.6	5.3
	Const.	%	3.0	4.3 *	3.7
	Transportation	%	3.0	3.1	3.0
	Other	%	5.8	5.9	4.2
Education: (Head)	University	%	41.6	27.2	34.4
	Some University	%	13.9	12.9	13.4
	12 - 13		31.7	32.7	32.2
	9 - 11		10.9	16.9	13.9
	8 or less		3.0	10.5	6.8
% Ownership			98.1	97.2	97.7

3.2 Semi-Detached

In general, the data obtained from cross-tabulation and inspection for this housing type are not very conclusive; the reason for this is that many of the semi-detached units examined are older, and the demographic description of current occupants may be very much distorted by the fact that they could be long term residents whose financial capability may not reflect the current cost of this housing type.

It appears, however, that within each tract, purchase of a semi-detached unit, as compared with a single detached unit, is primarily a function of financial capability. In general terms, as with the single detached units, there appear to be two types of semi-detached units: those closer to the city and higher in price, and those further away from the core and lower in price. The lower price group is best represented by Bramalea, while the higher price group can be represented by an agglomeration of the findings from Don Mills and the Sheppard - Pharmacy area.

In general, semi-detached units have a slightly higher incidence of wives working than do single family houses, although the occupants' age structure is similar, indicating that the price differential between detached and attached housing is not as great as what may be implied by the difference in income.

* Indicates a proportionately higher share than all other housing types in this census tract.

3.2.1 Bramalea (Low price, semi-detached area)

Description

- . Most housing types, except apartments, are well represented in this area;
- . The occupational profile is not dominated by the managerial and professional categories;
- . These occupants have a slightly lower median age than those of the higher priced semi-detached units;
- . The incidence of working wives is about the same for semi-detached as for the single family house in this census tract. It is, however, a low average for this housing type when compared with other census tracts;
- . The incidence of children is extremely high when compared with all housing types across all tracts;
- . The average family income is similar to that of most areas characterized by this housing type.

Occupancy Profile

The typical semi-detached house occupant in this area is likely a young family, very similar in composition to the single family house occupant in this area, but with a slightly lower income. In this house type, an extremely high number of families have children.

Descriptive Demographics

Family Income	\$ 11,536
% of wives working	59.6
% of families with children	91.7
Median age of head	30 - 34
Median age of oldest child	6 - 14

Occupation: (Head)	Managerial	%	8.6
	Professional	%	15.8
	Clerical	%	9.9 *
	Sales	%	9.5
	Service	%	7.7 *
	Primary	%	-
	Manufacturing	%	25.7 *
	Const.	%	7.2 *
	Transportation	%	9.5
	Other	%	6.1
Education: (Head)	University	%	5.0
	Some University	%	7.7
	12 - 13		43.2
	9 - 11		36.9
	8 or less		7.7
% Ownership			98.2

3.2.2 Don Mills and Sheppard - Pharmacy (High price, semi-detached areas)

Description

- . In neither of these areas is the dominant housing type semi-detached;
- . Although the trend is not clear, there appears to be some dominance of the managerial and professional occupations;
- . The median age of the head of household is similar to that in other semi-detached tracts (except Bramalea) and also similar to that in most detached housing areas;
- . The incidence of children in the combined tracts is similar to that in most other semi-detached housing;
- . The incidence of working wives is quite high but no readily apparent reason was found;
- . Family incomes were high for semi-detached housing (this is possibly the result of the high incidence of wives working).

Occupancy Profile

The typical semi-detached house occupant in these areas is likely an older family than is the case in Bramalea, with a relatively high income. This occupant prefers a semi-detached house nearer the core of Toronto to a single house in Bramalea although it appears that economically this alternative is available.

* Indicates a proportionately higher share than all other housing types in this tract.

Descriptive Demographics

		<u>Don Mills</u>	<u>Sheppard/ Pharmacy</u>	<u>Average</u> ¹⁾
Family Income		\$14,734	\$12,413	13,574
% of wives working		63.0	66.7	64.9
% of families with children		85.2	76.7	81.0
Median age of Head		40 - 49	35 - 39	40 - 49
Median age of oldest child		6 - 14	6 - 14	6 - 14
Occupation:				
(Head)	Managerial	% 20.3 *	15.6	18.0
	Professional	% 24.1 *	21.9 *	23.0 *
	Clerical	% 14.8 *	6.3	10.6
	Sales	% 14.8 *	21.9 *	18.4 *
	Service	% 7.4 *	3.1	5.3 *
	Primary	% -	-	-
	Manufacturing	% 7.4	9.4	8.4
	Const.	% 1.9	9.4 *	5.7 *
	Transportation	% 7.4 *	3.1	5.3 *
	Other	% 1.9	9.3	5.3
Education:				
(Head)	University	% 24.1	12.5	18.3
	Some University	% 14.6	9.4	12.1
	12 - 13	% 38.9	28.1	33.5
	9 - 11	% 18.5	34.4	26.5
	8 or less	% 5.6	15.6	10.6
% Ownership		87.5	87.8	87.7

3.3 Townhousing - Rowhousing, Etc.

As with many of the other house types, an examination of townhouse areas presented significant problems due to the large price differential among units. Many of the OHC complexes contain the townhouse type of housing but these would bias the results. In addition, there are differences of tenure; i.e. ownership versus rental townhousing with ownership being primarily of the condominium type. Some of the demographics are distinctly different for each type; the following appear representative:

Bramalea - moderate cost; primarily all owned

1) Average not weighted.

* Indicates proportionately high when compared with all other housing types.

Woodbine - 401 - mixed rental & ownership; high cost
 Sheppard - 401 - mixed rental & ownership; moderate cost
 Don Mills - higher cost; primarily all rented

Some of the other census tracts contain old style rowhousing which has been eliminated from this analysis since they may tend to bias incomes on the low side.

3.3.1 Bramalea (Owned, low price townhouse area)

Description:

- . Townhousing represents a sizable proportion of the housing stock;
- . There appears to be a slight dominance of the higher income employment categories;
- . The median age of head of household is low when compared with other townhouse tracts;
- . The incidence of children is lower than in the other townhouse tracts;
- . The incidence of working wives is very high for a townhouse tract.

Occupancy Profile

The typical townhouse occupant for a primarily condominium census tract away from the Toronto core is likely a young family for whom a condominium townhouse is an economically affordable type of housing. This housing type was probably purchased as an intermediate step to another housing type; this is suggested by the relatively low average income, the occupation profile and the low median age.

Descriptive Demographics

Family Income	\$11,204
% of wives working	70.4
% of families with children	83.1
Median age of Head	25 - 29
Median age of oldest child	0 - 5

Occupation:	Managerial	%	10.1	*
(Head)	Professional	%	17.4	*
	Clerical	%	13.4	
	Sales	%	8.7	
	Service	%	4.3	
	Primary	%	-	
	Manufacturing	%	18.8	
	Const.	%	2.9	
	Transportation	%	15.9	*
	Other	%	8.5	

Education:	University	%	1.4	
(Head)	Some University	%	8.7	
	12 - 13	%	40.6	
	9 - 11	%	42.0	
	8 or less	%	7.2	

% Ownership 95.6

3.3.2 Woodbine - 401 (Owned & rented high cost townhouse area)

Description:

- . Townhousing is not a major portion of the housing in this census tract;
- . Managerial and sales and service job categories are well represented in this housing type in this census tract;
- . The median age of the head of household is comparable with most other townhouse tracts, except Bramalea;
- . The incidence of children here is about average;
- . The incidence of working wives is fairly high for this housing type (but significantly lower than in Bramalea);
- . The incomes are high, even when compared with most other housing types.

Occupancy Profile

The townhouse occupant in this census tract is likely a well-established high income family which prefers living close to Metropolitan Toronto and paying for this location in the form of rental or purchase price. Location and density are by choice, since it appears that much lower density accommodation would be available to these families further from the core of Metro Toronto.

Descriptive Demographics

Family Income \$14,657

* Indicates a proportionately higher share than in other housing types in this tract.

% of wives working		59.0
% of families with children		85.4
Median age of Head		30 - 34
Median age of oldest child		6 - 14
Occupation:		
(Head) Managerial	%	26.5 *
Professional	%	21.7 *
Clerical	%	7.2
Sales	%	20.5 *
Service	%	6.0 *
Primary	%	-
Manufacturing	%	7.2
Const.	%	3.6
Transportation	%	3.6
Other	%	3.7
Education:		
(Head) University	%	31.3
Some University	%	19.3
12 - 13	%	30.1
9 - 11	%	16.9
8 or less	%	3.6
% Ownership		39.8

3.3.3 Sheppard - 401 (Owned & rented low cost townhouse area)

Description:

- . Townhousing constitutes a significant proportion of the housing in this area;
- . A broad range of occupations are represented in this housing type in this census tract;
- . The median age of the head of household is similar to other townhouse tracts;
- . The incidence of children is average for this housing type;
- . The incidence of working wives is average for this housing type;
- . Family incomes are average for most tracts that have both owned and rented units (with the exception of Woodbine - 401).

Occupancy Profile

The townhouse occupant in this area is likely a relatively well-established family very similar to those in the Woodbine - 401

* Indicates a proportionately higher share when compared with all other housing types in this tract.

area, but with a lower income. There appears to be little choice open to these residents with respect to location since other lower density forms of housing would likely be too expensive.

Descriptive Demographics

Family Income			\$9,405
% of wives working			46.0
% of families with children			89.2
Median age of Head			30 - 34
Median age of oldest child			6 - 14
Occupation:	Managerial	%	5.3 *
(Head)	Professional	%	9.4
	Clerical	%	14.6 *
	Sales	%	11.1 *
	Service	%	7.6
	Primary	%	1.8 *
	Manufacturing	%	18.7
	Const.	%	8.2
	Transportation	%	17.0 *
	Other	%	6.3
Education:	University	%	8.2
(Head)	Some University	%	8.2
	12 - 13	%	18.7
	9 - 11	%	36.7
	8 or less	%	28.1
% Ownership			40.9

3.3.4 Don Mills (Rented, high cost townhouse area)

Description:

- Townhouses represent a fairly small proportion of the total housing stock in this area;
- The professional and construction occupational groups are dominant in this census tract;
- The median age of head of household is significantly older

* Indicates proportionately a higher share when compared with all other housing types in this tract.

than in other census tracts of this housing type and is similar to the single family sector;

- . The incidence of children is quite high;
- . The incidence of working wives is fairly high for this housing type, but lower than in Bramalea;
- . The average family income is high for this housing type.

Occupancy Profile

The townhouse occupant in this area is likely a fairly old family who lives in this area by choice. It appears that the ownership of townhousing (or of semi-detached units in Bramalea) is economically available to this group, but perhaps at a less desirable location. The relatively high median age of head of household can likely be attributed to the age of the Don Mills community. Development in this area began about 1951 and by 1971 the population characteristics of Don Mills had become those of a "mature" community.

Descriptive Demographics

Family Income		\$12,169
% of wives working		58.6
% of families with children		91.4
Median age of Head		40 - 49
Median age of oldest child		6 - 14
Occupation:		
(Head) Managerial	%	9.5
Professional	%	35.1 *
Clerical	%	11.1
Sales	%	17.4 *
Service	%	4.8 *
Primary	%	-
Manufacturing	%	7.9
Const.	%	7.9 *
Transportation	%	6.3 *
Other	%	-
Education:		
(Head) University	%	21.0
Some University	%	12.9

* Indicates proportionately a higher share when compared with all other housing types in this tract.

12 - 13	35.5
9 - 11	25.8
8 or less	6.5

% Ownership 1.6

3.4 Apartments

An examination of census tracts indicates two basic types of apartment dwellers. The first type is an older tenant with a mature life style (Thorncliff Park, Don Mills); this group tends to have few children and a very high proportion of working wives. The second type is the younger tenant who tends to have a lower income and probably lives in this housing type for reasons of cost. Within this group there seems to be two further sub-categories. In the Eglinton-McCowan area we find young tenants with fewer working wives and a relatively high proportion of young children. In the Woodbine-401, the Sheppard-Pharmacy and the Sheppard-401 areas, however, we again find young tenants but with higher incomes, more working wives and fewer children.

Although the proportion of working wives is not always related to income, it appears to be related to housing type; apartment wives within each tract are more likely to work than their neighbours in single family housing. However, apartment wives in Eglinton-McCowan (which is a low income area) are less likely to work than apartment wives in Woodbine-401. The proportion of working wives is some function of housing type, income, children, etc., and therefore would be difficult to estimate from income information alone.

The relationship between occupation and apartment tenancy is not a simple one. Although managers and professionals are well represented in single family housing in each census tract, their tendency toward apartment tenancy varies significantly from one tract to another. For example, a lower proportion of managers and professionals in Eglinton-McCowan and Woodbine-401 live in apartments than in some of the other tracts. The Eglinton-McCowan area can be taken as an area characterized by relatively low rents, while both the Thorncliff and Woodbine-401 areas have significantly higher priced complexes.

3.4.1 Eglinton-McCowan (low cost apartment area)

Description:

- . The housing type in this area is heavily weighted in the direction of apartments (73.5% of all housing units);
- . Dominance among the employment in this area is concentrated in the clerical and manufacturing categories;
- . The median age of head of household is comparable with most

apartment areas examined;

- . The incidence of families with children is very high, unless compared with other apartment tracts (two tracts examined had a higher incidence, but these tracts were very small and might, therefore, distort the findings);
- . The incidence of working wives was quite low when compared with other representative tracts;
- . Family incomes were very low when compared with the other apartment dwellers.

Occupancy Profile

The apartment dweller of this census tract is likely a young family with the head of household in one of the lower paying job categories. Both income, incidence of children, as well as the large proportion of wives not working would indicate that the occupants of these apartments represent the lower end of the private housing (i.e., non OHC support) economic spectrum. Use of this housing type, then, would be a function of need, not choice.

Descriptive Demographics

Family Income		\$8,980
% of wives working		59.5
% of families with children		74.3
Median age of Head		25 - 29
Median age of oldest child		0 - 5
Occupation:		
(Head)	Managerial	% 2.7
	Professional	% 10.4 *
	Clerical	% 19.8 *
	Sales	% 9.5
	Service	% 7.2
	Primary	% -
	Manufacturing	% 21.6 *
	Const.	% 7.2
	Transportation	% 11.9 *
	Other	% 9.7

* Indicates proportionately a higher share when compared with all other housing types in this tract.

Education:	University	%	3.8
(Head)	Some University	%	5.9
	12 - 13	%	29.3
	9 - 11	%	43.2
	8 or less	%	17.8
% Ownership			0.2

3.4.2 Thorncliff (higher cost apartment area)

Description:

- . This area is essentially all apartments;
- . Dominance among employment types in this area is in the managerial, professional, clerical and sales categories;
- . The median age of head of household shows two peaks - one in the 25 to 29 year old interval and the other in the 50 to 64 year old category.
- . The incidence of families with children is quite low when compared with other apartment tracts;
- . The incidence of working wives is the highest of all the tracts examined;
- . Family incomes are very high when compared with the other tracts.

Occupancy Profile

Apartment dwellers in this census tract are likely families, either older or younger, who appear to live in apartments by choice. Since average incomes are relatively high, it can be assumed that a significant proportion of these occupants could economically afford a less dense type of housing if so desired. Relative lack of children could, in this case, be the reason for the selection of this type of dwelling.

Descriptive Demographics

Family Income	\$12,348
% of wives working	73.6
% of families with children	40.6
Median age of Head	25 - 29) 50 - 64)
Median age of oldest child	0 - 5

Occupation:	Managerial	%	14.4
(Head)	Professional	%	24.1
	Clerical	%	22.8
	Sales	%	15.7
	Service	%	3.9
	Primary	%	0.1
	Manufacturing	%	5.3
	Const.	%	2.8
	Transportation	%	4.0
	Other	%	6.9

Education:	University	%	19.9
(Head)	Some University	%	13.6
	12 - 13	%	37.8
	9 - 11	%	21.9
	8 or less	%	6.7

% Ownership	0
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3.4.3 Woodbine - 401 (higher cost apartment area)

Description:

- . This area has a very high incidence of apartments (70.4%);
- . Although dominance is not in the managerial or professional job categories, most other occupational categories are well represented;
- . The median age of head of household is similar to that found in most other apartment areas examined;
- . The incidence of families with children is about average for the higher income groups of apartment occupants;
- . The incidence of working wives is quite high;
- . Incomes are quite high for this house type.

Occupancy Profile

The apartment dweller of this census tract is likely a recently married individual who enjoys a relatively high income. Although job categories are not dominated by the managerial or professional groups this is probably a function of location and level of incomes indicate that many live in apartments by choice and will at sometime in the future require less dense housing types.

Descriptive Demographics

Family Income			\$11,054
% of wives working			69.3
% of families with children			60.6
Median age of Head			25 - 29
Median age of oldest child			0 - 5
Occupation:	Managerial	%	10.0
(Head)	Professional	%	20.7
	Clerical	%	18.1 *
	Sales	%	17.6 *
	Service	%	4.5 *
	Primary	%	0.5 *
	Manufacturing	%	13.1 *
	Const.	%	4.3 *
	Transportation	%	6.7 *
	Other	%	4.5
Education:	University	%	14.3
(Head)	Some University	%	11.9
	12 - 13	%	42.0
	9 - 11	%	25.2
	8 or less	%	6.4
% Ownership			13.0

 *

Indicates proportionately a higher share when compared with all other housing types in this tract.

TABLE C-1

SUMMARY OF RELATIONSHIPS BETWEEN HOUSE TYPE AND
DEMOGRAPHIC CHARACTERISTICS FOR SELECTED AREAS, 1971

Demographics	Single Family		Semi-Detached		Townhouse		Townhouse		Townhouse		Apartment	
	High ¹⁾ Price	Low ²⁾ Price	High ³⁾ Price	Low ⁴⁾ Price	Owned Low ⁵⁾ Price	Mixed High ⁶⁾ Cost	Mixed Low ⁷⁾ Cost	Rented High ⁸⁾ Cost	Rented Low ⁹⁾ Cost	Rented High ¹⁰⁾ Cost	Rented High ¹¹⁾ Cost	
Family Income \$	20,137	12,950	13,574	11,536	11,204	14,657	9,405	12,169	8,980	(Older) 12,348	(Younger) 11,054	
% of wives working	56.9	59.3	64.9	59.6	70.4	59.0	46.0	58.6	59.5	73.6	69.3	
% of families with children	85.5	85.0	81.0	91.7	83.1	85.4	89.2	91.4	74.3	40.6	60.6	
Median Age of Head	40-49	30-34	40-49	30-34	25-29	30-34	30-34	40-49	25-29	25-29) 50-64)	25-29	
Median Age of Oldest Child	6-14	6-14	6-14	6-14	0-5	6-14	6-14	6-14	0-5	0-5	0-5	
Occupation: (Head)												
Managerial	35.1*	10.0*	18.0	8.6	10.1*	26.5*	5.3*	9.5	2.7	14.4	10.0	
Professional	23.2*	18.6*	23.0*	15.8	17.4*	21.7*	9.4	35.1*	10.4*	24.1	20.7	
Clerical	6.2	8.6	10.6	9.9*	13.4*	7.2	14.6*	11.1	19.8*	22.8	18.1*	
Sales	16.3*	17.8*	18.4*	9.5	8.7	20.5*	11.1*	17.4*	9.5	15.7	17.6*	
Service	2.7	5.9	5.3	7.7*	4.3	6.0*	7.6	4.8*	7.2	3.9	4.5*	
Primary	0.3	-	-	-	-	-	1.8*	-	-	0.1	0.5*	
Manufacturing	5.3	16.7	8.4	25.7*	18.8	7.2	18.7	7.9	21.6*	5.3	13.1*	
Const.	3.7	5.6*	5.7*	7.2*	2.9	3.6	8.2	7.9*	7.2	2.8	4.3*	
Transportation	3.0	9.3	5.3*	9.5	15.9*	3.6	17.0*	6.3*	11.9*	4.0	6.7*	
Other	4.2	7.5	5.3	6.1	8.5	3.7	6.3	-	9.7	6.9	4.5	
Education: (Head)												
University	34.4	7.1	18.3	5.0	1.4	31.3	8.2	21.0	3.8	19.9	14.3	
Some Univerity	13.4	11.5	12.1	7.7	8.7	19.3	8.2	12.9	5.9	13.6	11.9	
12-13	32.2	43.9	33.5	43.3	40.6	30.1	18.7	35.5	29.3	37.8	42.0	
9-11	13.9	32.3	26.5	36.9	42.0	16.9	36.3	25.8	43.2	21.9	25.2	
8 or less	6.8	4.8	10.6	7.7	7.2	3.6	28.1	6.5	17.8	6.7	6.4	
% Ownership	97.7	97.7	87.7	98.2	95.6	39.8	40.9	1.6	0.2	0	13.0	
* Indicates a proportionate higher share when compared with other housing types within the same tract.												
1) Woodbine - 401/Sheppard-Pharmacy					5) Bramalea	9) Eglinton - McCowan						
2) Bramalea					6) Woodbine - 401	10) Thorncliff						
3) Don Mills/Sheppard-Pharmacy					7) Sheppard - 401	11) Woodbine - 401						
4) Bramalea					8) Don Mills							

* Indicates a proportionate higher share when compared with other housing types within the same tract.

- 1) Woodbine - 401/Sheppard-Pharmacy 5) Bramalea 9) Eglinton - McCowan
 2) Bramalea 6) Woodbine - 401 10) Thorncliff
 3) Don Mills/Sheppard-Pharmacy 7) Sheppard - 401 11) Woodbine - 401
 4) Bramalea 8) Don Mills

C.4.0 Summary

- . There is a predominance of heads of household with university education in the higher priced housing units, although in some cases this is not warranted by family income.
- . Also, there is a predominance of heads of household with university education in the denser types of accommodation even though a less dense form is affordable.
- . It can, therefore, be concluded that those in the Managerial, Professional and Technical occupations are likely to prefer an urban, higher density type of accommodation and will pay a disproportionately higher share of income to achieve this.
- . On the other hand, those at the other end of the education spectrum (the Manufacturing/Construction/Transportation occupations) seem to follow the "classic" affordability argument, i.e. to attain accommodation of the least density affordable. For this group the primary factor seems to be financial, with little weight given to distance from the urban core.
- . Except for the young apartment occupants (who have relatively low family income and a very low incidence of children), working wives are more prevalent among the less highly educated group even though the incidence of children is fairly high. This results in a higher per capita day-care requirement in the less dense housing areas than in the more dense ones.
- . Except for apartment dwellers, there appears to be no significant relationship between dwelling density and the incidence of children or between income and the incidence of children.
- . In very general terms, with some definite exceptions, there is a relationship between education and income. The relationship between income and density is not very distinct.

The above leads to the following very general design conditions:

1. High cost single family housing located close to the urban core will be the preferred type of accommodation if it is financially attainable.
2. The highly educated group (managerial/professional/technical) will require accommodation close to the urban core and will accept high prices and more dense housing forms to achieve this.
3. Persons at the lower end of the education spectrum (manufacturing/construction/transportation) will require low cost accommodation but with the lowest density affordable.

4. In the low cost/less dense housing areas, day care and school requirements will be greater than in the more dense areas closer to the core. This is because of the incidence of working mothers in the less dense areas and not because of child generation rates.

TABLE C-2
HOUSING TYPE RANKED BY PERCENTAGE
OF FAMILIES WITH CHILDREN,
1971 SELECTED CENSUS TRACTS,

RANKING	% FAMILIES WITH CHILDREN	% HEADS OF HOUSEHOLDS WITH UNIVERSITY EDUCATION	% WORKING WIVES	FAMILY INCOME
Semi/D (\$ L)*	91.7	12.7	59.6	11,536
Rented T/H (\$ H)**	91.4	33.9	58.6	12,169
Mixed T/H (\$ L)	89.2	16.4	46.0	9,405
Single/F (\$ H)	85.5	47.8	56.9	20,137
Mixed T/H (\$ H)	85.4	50.6	59.0	14,657
Single/F (\$ L)	85.0	48.6	59.3	12,950
Owned T/H (\$ L)	83.1	10.1	70.4	11,204
Semi/D (\$ H)	81.0	30.4	64.9	13,574
Rented Apt (\$ L)	74.3	9.7	59.4	8,980
Rented Apt (young) (\$ H)	60.6	26.2	69.3	11,054
Rented Apt (old) (\$ H)	40.6	33.5	73.6	12,054

* Low Price

** High Price

TABLE C-3

HOUSING TYPE RANKED BY PERCENTAGE OF
HEADS OF HOUSEHOLD WITH UNIVERSITY EDUCATION,
SELECTED CENSUS TRACTS, 1971

RANKING	% HEADS OF HOUSEHOLDS WITH UNIVERSITY EDUCATION	FAMILY INCOME	% WITH CHILDREN	% WORKING WIVES
Mixed T/H (\$ H)*	50.6	14,657	85.4	59.0
Single F (\$ H)	47.8	20,137	85.5	56.9
Rented T/H (\$ H)	33.9	12,169	91.4	58.6
Rented Apt. (old) (\$ H)	33.5	12,348	40.6	73.6
Semi/D (\$ H)	30.4	13,574	81.0	64.9
Rented Apt. (young) (\$ H)	26.2	11,054	60.6	69.3
Single F (\$ L)**	18.6	12,950	85.0	59.3
Mixed T/H (\$ L)	16.4	9,405	89.2	46.0
Semi /D (\$ L)	12.7	11,536	91.7	59.6
Owned T/H (\$ L)	10.1	11,204	83.1	70.4
Rented Apt. (\$ L)	9.7	8,980	74.3	59.5

* High Price

** Low Price

TABLE C-4

HOUSING TYPE RANKED BY
FAMILY INCOME, SELECTED
CENSUS TRACTS, 1971

Ranking	Family Income	% Heads of Household With University Education	% Families with Children	% Working Wives
1. Single/F (\$H)*	20,137	47.8	85.5	56.9
2. Mixed T/H (\$H)	14,657	50.6	85.4	59.0
3. Semi/D (\$H)	13,574	30.4	81.0	64.9
4. Single/F (\$L)**	12,950	18.6	85.0	59.3
5. Rented Apt. (Older) (\$H)	12,348	33.5	73.6	40.6
6. Rented T/H (\$H)	12,169	33.9	91.4	58.6
7. Semi/D (\$L)	11,536	12.7	91.7	59.6
8. Owned T/H (\$L)	11,204	10.1	83.1	70.4
9. Rented Apt. (young) (\$H)	11,054	26.2	60.6	69.3
10. Mixed T/H (#L)	9,405	16.4	89.2	46.0
11. Rented Apt. (\$L)	8,980	9.7	74.3	59.5

* High Price

** Low Price

TABLE C-5

HOUSING TYPE RANKED BY
PERCENTAGE OF WORKING WIVES,
SELECTED CENSUS TRACTS, 1971

Ranking	% Working Wives	Family Income	% Families with Children	% Heads of Household With University Education
1. Rented Apt. (old (\$H)*)	73.6	12,348	40.6	33.5
2. Owned T/H (\$L)**	70.4	11,204	83.1	10.1
3. Rented Apt. (young) (\$H)	69.3	11,054	60.6	26.1
4. Semi/D (\$H)	64.3	13,574	81.0	30.4
5. Semi/D (\$L)	59.6	11,536	91.0	12.7
6. Rented Apt. (\$L)	59.5	8,980	74.3	9.7
7. Single/F (\$L)	59.3	12,950	85.0	18.6
8. Mixed T/H (\$H)	59.0	14,657	85.4	50.6
9. Rented T/H (\$H)	58.6	12,169	91.4	33.9
10. Single/F (\$H)	56.9	20,137	85.5	47.8
11. Mixed T/H (\$L)	46.0	9,405	89.2	16.49

* High Price

** Low Price



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